

Attachment No. PC 4

Proposed Final Architectural Plans

[illegible]

- 2. ALL BUILDING MATERIALS AND/OR OTHER DECOR OF A DOOR AND WINDOW THRESHOLD, SEE ELEVATIONS.
- 3. MEANS OF EGRESS SHOULD BE MAINTAINED AT ALL TIMES HAVING A LIGHT FOOT-CANDLED AT FOOT/CURB.
- 4. MEANS OF EGRESS LIGHTING IS REQUIRED TO BE PROVIDED WITHIN 10 FEET OF THE THRESHOLD OF EACH DOOR.
- 5. DETECTOR ARE REQUIRED TO HAVE AN EMERGENCY BACKUP SOURCE OF POWER.
- 6. ALL GROUND FLOOR ENTRANCES AND EXITS MUST BE ACCESSIBLE TO PEOPLE.
- 7. LATCHING AND LOCKING DEVICES THAT ARE HAND-ACTUATED AND WHICH ARE OPERABLE WITH A SINGLE MOTION OF THE HAND SHALL BE AVAILABLE TO ALL PERSONS UNLESS OTHERWISE OTHERWISE OTHERWISE WITHOUT REQUIRING THE USE OF A KEYS.
- 8. ALL DOORS, WINDOWS AND OTHER PASSAGE IN THE EXTERIOR WALLS SHOULD BE PROTECTED BY AN APPROVED FIRE RATED GLASS.
- 9. FIRE SPRINKLER SYSTEM, FIRE ALARM, AND TENANT STORAGE RACKS SEPERATE PERMIT TO PLANS EXAMINER

ADDITIONAL CODE DATA RELATED TO BUILDING AREA, UNMET CODE REQUIREMENTS, OR LIFE SAFETY HAZARD ARE PROVIDED IN SHEET 003.

SEPARATE PERMIT / PLAN REVIEW

- 1. FIRE SPRINKLER
- 2. FIRE ALARM
- 3. STEEL STAIRS - SEE DETAILS A11-A18 FOR STAIR REQUIREMENTS - FOR REFERENCE ONLY
- 4. TENANT SIGNAGE

[illegible]

PROJECT LOCATION (N.T.S.)

COPYRIGHT: 2012 STOUTENBOROUGH, INC.

NOT FOR CONSTRUCTION

PLANNING REVIEW

MARINER'S POINTE

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12

△

INITIAL OFFICE SUBMITTAL

05-29-12

△

PLANNING REVIEW

△

△

△

△

△

△

TITLE

GENERAL PROJECT INFORMATION

DATE

05-29-12

SCALE

AS NOTED

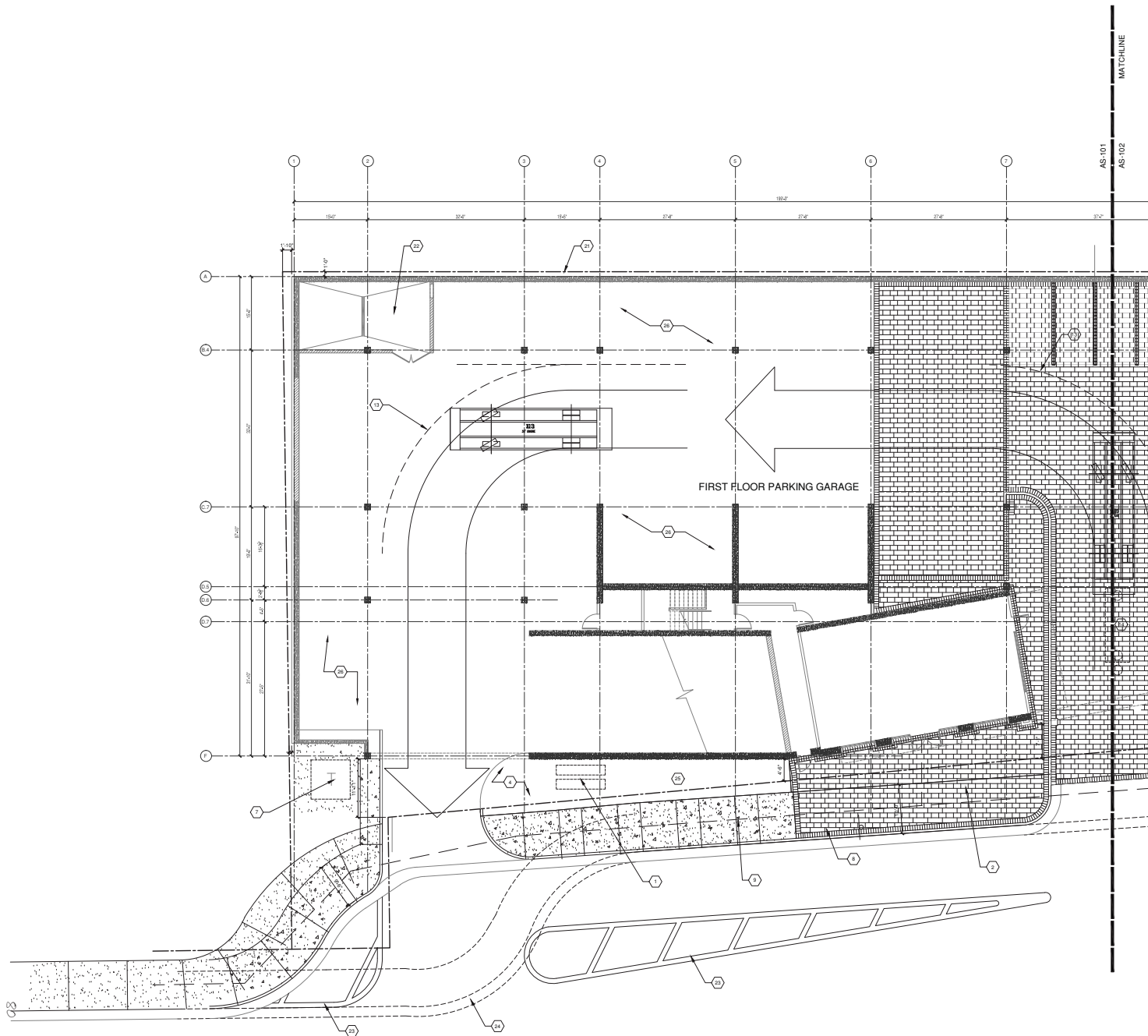
PROJECT NO.

10112-005

APPROVED

SHEET

GI-001



SHEET KEYED NOTES

1. FIRE AND CONCRETE WATER BACKUP PREVENTER. SEE CIVIL DRAWINGS.
2. DECORATIVE FLOWERS. SEE LANDSCAPE DRAWINGS.
3. WATER FEATURE. SEE LANDSCAPE DRAWINGS.
4. PLANTING AREA. SEE LANDSCAPE DRAWINGS.
5. LANDSCAPED AREA. SEE LANDSCAPE PLANS.
6. GAS METERS.
7. TRANSFORMER/LOCATION. SEE ELECTRICAL DRAWINGS.
8. NEW SIDEWALK. SEE CIVIL DRAWINGS.
9. SITE ACCESSIBLE ROUTE.
10. NOT USED.
11. NOT USED.
12. DECORATING CONCRETE BOLLARD. SEE DETAIL A14-80A.
13. FIRE TRUCK TURNING RADIUS FOR APPROXIMATE 30' ENGINE CLEARANCE INTERCEPT. SEE CIVIL AND PLUMBING DRAWINGS. COORDINATE ACCESS COURSE WITH POWER INSTALLATION.
14. CONTRACT ACCESSIBLE PARKING PER ADA.
15. ZERO CURB FACE CONTROL. PROVIDE TRUNCATED DOME PAVES COMPLYING WITH 1910.2.2 FOR 30" DEPTH FROM ZERO CURB. SEE LANDSCAPE DRAWINGS.
16. CONTRACT ACCESSIBLE CURB RAMP PER 201.6.1 (1910.2.2.1). SEE CIVIL FOR PRECISE DRAWINGS.
17. PROPERTY LINE. VERIFY ENTIRELY.
18. PROVIDE 1/2" x 1/2" SIGN WITH 1/2" LETTERING. STANDING. SIGNIFYING THE PROPERTY LINE. PROVIDE ACCESSIBLE SPACES AND TRAILING NETWORKING PLACES ON LEGS. PLATES SHOULD BE POSITIONED WITH TRAILING MAY BE TOWARD AWAY AT OWNER'S EXPENSE. TOWARD VEHICLES MAY BE REQUIRED BY TOWARDING THE PROPERTY. BEACHES (OFF, JAWABAWAY) SEE DETAIL C14-80A.
19. PROVIDE ACCESSIBLE BUILDING USING INTERNATIONAL SYMBOL OF ACCESSIBILITY. SEE CIVIL, C14-80A.
20. ZERO PROPERTY LINE CONSTRUCTION ON NORTH SIDE OF PROJECT. SHOWN AS 1/2" x 1/2" SIGN WITH 1/2" LETTERING. STANDING. SIGNIFYING THE PROPERTY LINE. PROVIDE ACCESSIBLE SPACES AND TRAILING NETWORKING PLACES ON LEGS. PLATES SHOULD BE POSITIONED WITH TRAILING MAY BE TOWARD AWAY AT OWNER'S EXPENSE. TOWARD VEHICLES MAY BE REQUIRED BY TOWARDING THE PROPERTY. BEACHES (OFF, JAWABAWAY) SEE DETAIL C14-80A.
21. PROVIDE ACCESSIBLE BUILDING USING INTERNATIONAL SYMBOL OF ACCESSIBILITY. SEE CIVIL, C14-80A.
22. NEW STAIRS ALONG WEST COAST HIGHWAY. SEE CIVIL DRAWINGS. EXISTING CURB CUTTER AND SIDEWALK TO BE REMOVED. SEE CIVIL DRAWINGS.
23. SUBSURFACE DRAINAGE STRUCTURE. SEE CIVIL DRAWINGS.
24. FOR TYPICAL PARKING STALL STAIRS. SEE ADA.

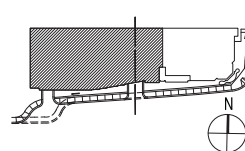
SITE PLAN LEGEND

- PROPERTY LINE
- SITE ACCESSIBLE ROUTE

SITE PLAN NOTES

1. EXISTING SITE WITH NO CHANGES SHOWN AS BUILT SHOWN AS WORK.
2. GO TO VERIFY SITE AREA OF CONSTRUCTION WITH OWNER AND/OR ENGINEER. REFERENCE EXISTING SITE PLAN AND/OR DRAWINGS.
3. SEE CIVIL DRAWINGS FOR SPECIAL UTILITY, DRAINAGE RELATED DETAILS.
4. SEE LANDSCAPE DRAWINGS FOR HEDGING, PLANTING, IRRIGATION AND RELATED DETAILS.
5. SEE MECHANICAL/ELECTRICAL DRAWINGS FOR SITE WORK.
6. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY (INTERNATIONAL SYMBOL OF ACCESSIBILITY) FOR TYPICAL PARKING STALL STAIRS. SEE ADA.
7. FOR TYPICAL PARKING STALL STAIRS. SEE ADA.

KEY PLAN



WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURAL SITE PLAN
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenborough.com

**NOT FOR
CONSTRUCTION
PLANNING REVIEW**

MARINER'S POINT

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12	△ INITIAL AGENCY SUBMITTAL
05-29-12	△ PLANNING REVIEW
	△
	△
	△
	△

TITLE

ARCHITECTURAL SITE PLAN

DATE 05-29-12

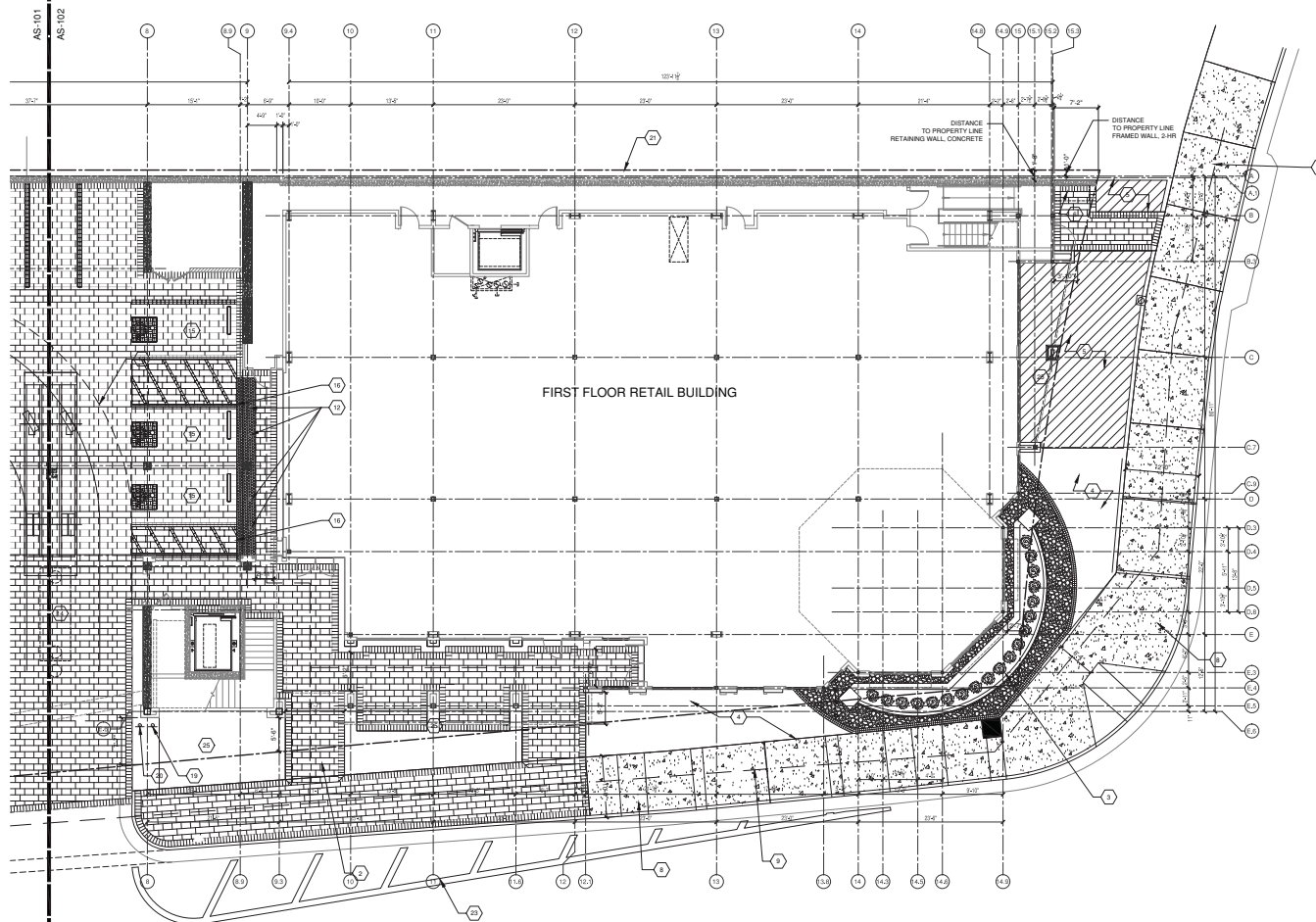
SCALE AS NOTED

PROJECT NO. 10112-005

APPROVED

SHEET

AS-101

[illegible]

PROPERTY LINE

SITE ACCESSIBLE ROUTE

1. EXISTING SITE WITH NO CHANGES SHOWN AS LIGHT SHADY LINE WORK.
2. GO TO VARIOUS SITE AREAS OF DEMONSTRATION WITH OWNER AND CIVIL ENGINEER, REFERENCE EXISTING SURVEY AND CIVIL DRAWINGS.
3. SEE CIVIL DRAWINGS FOR SPACING, UTILITIES, DRAINAGE RELATED DETAILS.
4. SEE LANDSCAPE DRAWINGS FOR HARDSCAPE, PLANTING, IRRIGATION AND RELATED DETAILS.
5. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR SITE LIGHTING.
6. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGN AT ALL BUILDING/FUTURE BUILDING ENTRANCES, COMPLYING WITH 110362.2.2 AND 110362.3. SEE 170600.
7. FOR TYPICAL PARKING STALL STRIPING, SEE A60600.

STOUTENBOROUGH
Architects and Planners

420 Alta Vista Way, Suite 100
Laguna Beach, Ca 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

**NOT FOR
CONSTRUCTION**
PLANNING REVIEW

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12	△	INITIAL AGENCY SUBMITTAL
05-29-12	△	PLANNING REVIEW
	△	
	△	
	△	
	△	
	△	

TITLE

ARCHITECTURAL SITE PLAN

DATE 05.20.12

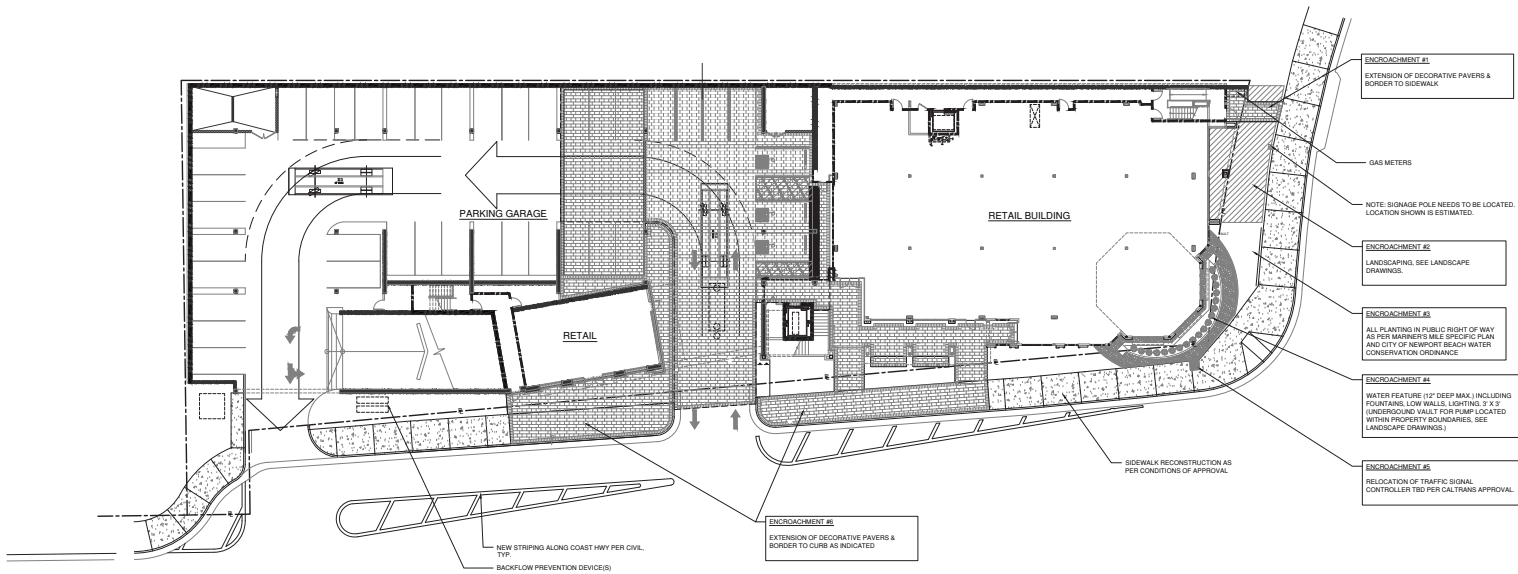
SCALE	AS NOTED
-------	----------

PROJECT NO. 10112-005

APPROVED

SHEET

AS-102



ENCROACHMENT SITE PLAN
1/16" = 1'-0"

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

**NOT FOR
CONSTRUCTION**
PLANNING REVIEW

MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12	△	INITIAL AGENCY SUBMITTAL
05-29-12	△	PLANNING REVIEW
	△	
	△	
	△	
	△	

TITLE
ENCROACHMENT PLAN

DATE	05-29-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

AS-103

SHEET KEYED NOTES

- SEE ENLARGED PLAN FOR CRITICAL DETAIL AT SEISMIC JOINT COVER THIS LOCATION.
- WALL/FLOOR PENETRATIONS - SEE MECHANICAL DRAWINGS.
- WALL FURRING, SEE ELEVATIONS AND WALL SECTIONS.
- HOSE BIB, SEE PLUMBING DRAWINGS.
- EXTENT OF PAVEMENT SYSTEM, SEE SITE PLAN, STRUCTURAL AND LANDSCAPE DRAWINGS.
- CMU BLOCKED OPENING THIS SECTION OF WALL, SEE STRUCTURAL DRAWINGS.
- NOT USED.
- DIRECTIONAL ARROWS, DETAIL C1A-803A.
- 1" BLOCK WALL, SEE STRUCTURAL, PROVIDE INTERIOR FURRING AND 5/8" GYP BD.

WALL TYPE GRAPHICS

- 1-HR MIN. RATED WALL INDICATOR (SEE DETAIL C1A-803A FOR WALL TYPE GRAPHICS)
- 2-HR RATED WALL INDICATOR (SEE DETAIL C1A-803A FOR WALL TYPE GRAPHICS)
- NON-RATED WALL (SEE DETAIL C1A-803A FOR WALL TYPE GRAPHICS)
- 3-Acoustic Insulated Wall (SEE DETAIL C1A-803A FOR WALL TYPE GRAPHICS)
- CMU WALL (SEE DETAIL C1A-803A FOR WALL TYPE GRAPHICS)
- CONCRETE WALL (SEE DETAIL C1A-803A FOR WALL TYPE GRAPHICS)

WALL TYPE TAGS

- WALL TYPE TAGS (SEE DETAIL C1A-803A FOR WALL TYPE TAGS)
- MEMBER SIZES (SEE WALL TYPE DETAIL FOR SPACING):
- 1-1 1/2" x 1 5/8" STUD OR FURRING
 - 2-1/2" x 1 5/8" STUD OR FURRING
 - 3-3/4" x 1 5/8" STUD OR FURRING
 - 4-4" x 1 5/8" STUD OR FURRING
- CMU IS NOMINAL 8" FOR CONCRETE WALLS REFER TO STRUCTURAL DRAWINGS THICKNESS.

1-HR MIN. RATED WALLS

TYPE	DESCRIPTION	DESIGN	DETAILS	MISC.
A1	FIRE BARRIER, STEEL STUDS, 1/2" GYP. BD. TO UNDERSIDE OF DECK	UL L485	ASA-511	C1A-517
A2	FIRE BARRIER, WOOD STUDS, 1/2" GYP. BD. TO UNDERSIDE OF DECK	UL L505	CSA-511	ASA-517
A3	FIRE BARRIER, WOOD STUDS, 1/2" GYP. BD. SHEATHING, CEMENT PLASTER	UL L505	ESA-511	ASA-517
A4	FIRE BARRIER, WOOD STUDS, 1/2" GYP. BD. BALLOON FRAMING ABOVE ROOF DECK	UL L505	ESA-511	ASA-517
A5	FIRE BARRIER, 8" CMU TO UNDERSIDE OF DECK	UL L505 (SHR)	ESA-511	ASA-517

2-HR RATED WALLS

TYPE	DESCRIPTION	DESIGN	DETAILS	MISC.
B1	WOOD STUDS, TYPE "X" GYP. BD. DENSILAS W/ CEMENT PLASTER	UL L571	CSA-511	
B2	STRUCTURAL CONCRETE SEE STRUCTURAL DWGS.	IBC TABLE 703.1(2) A.1.1	D4A-511	SEE STRUCT. DWGS.
B3	CONCRETE MASONRY UNITS (CMU) SEE STRUCTURAL DWGS.	UL L505 (SHR)	ESA-511	ASA-517

NON-RATED WALLS

TYPE	DESCRIPTION
N1	WOOD STUDS AND SHEATHING PER STRUCTURAL DRAWINGS, 5/8" GYP. BD. INTERIOR, EXTERIOR FINISH PER ELEVATIONS. INSULATION WHERE INDICATED.
N2	STEEL STUDS WITH 1" MIN DEFLECTION TRACK, SIZE PER WALL TAG, 5/8" GYP. BD. E.F. INSULATION WHERE INDICATED.
N3	NOMINAL 8" CMU WALL, NON-RATED. PROVIDE MINIMUM 1" DEFLECTION AT WALL HEAD. SEE STRUCTURAL DRAWINGS FOR CMU SPECIFICATIONS.

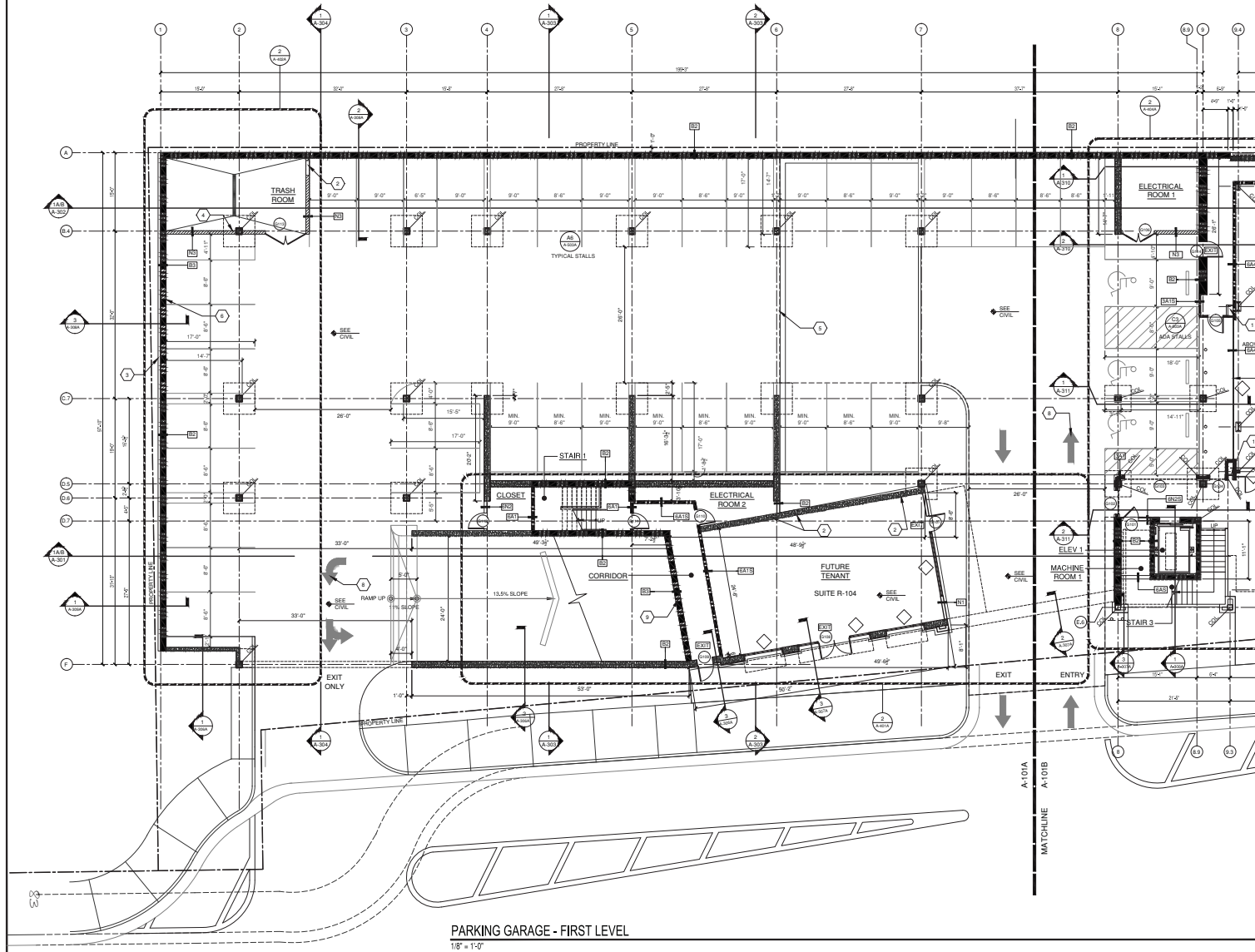
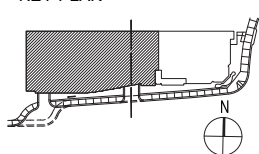
WALL TYPE NOTES:

- ALL RATED WALL PENETRATIONS SHALL COMPLY WITH CBC SECTION 712.
- ALL WALL ASSEMBLIES SHALL BE EFFECTIVELY FIREBLOCKED AND DRAFTSTOPPED PER CBC SECTION 717.
- FIRE BARRIERS AS PART OF AN EXISTING PARTITION SHALL EXTEND FROM THE DECK OR SLAB TO THE UNDERSIDE OF THE DECK OR SLAB ABOVE PER CBC SECTION 708.
- RATED WALLS (FIRE PARTITIONS) THAT ARE NOT PART OF THOSE ASSEMBLIES INDICATED IN NOTE #3 ABOVE MAY TERMINATE AT THE RATED HORIZONTAL ASSEMBLY PER CBC SECTION 708. THIS DOES NOT APPLY TO STRUCTURAL COLUMNS AS THEY WILL BE HORIZONTALLY PROTECTED FROM FLOOR TO THE DECK ABOVE.
- SEE DETAIL SHEET A-511 IN A-513 FOR RATED VERTICAL AND HORIZONTAL ASSEMBLIES AND COLUMN/BEAM PROTECTIONS.
- MAY SUBSTITUTE 5/8" DENSILAS FIREGUARD SHEATHING FOR GYP. BD. IN RATED ASSEMBLIES.

FLOOR PLAN NOTES

- SEE A-400 SERIES SHEETS FOR LARGE SCALE PLANS.
- SEE ARCHITECTURAL SITE DRAWINGS FOR SPECIAL PAVING.
- REFER TO CIVIL DRAWINGS FOR SLAB AND FINISH FLOOR ELEVATIONS.
- COLUMN AND BEAM 1-HR PROTECTION, SEE DETAILS AS INDICATED ON PLANS.
- SEE ARCHITECTURAL SITE AND LANDSCAPE DRAWINGS, COORDINATE WITH CIVIL DRAWINGS AND THESE PLANS.

KEY PLAN



PARKING GARAGE - FIRST LEVEL
1/8" = 1'-0"

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
1882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

NOT FOR
CONSTRUCTION
PLANNING REVIEW

MARINER'S POINT
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12 INITIAL AGENCY SUBMITTAL
05-29-12 PLANNING REVIEW

TITLE
GARAGE FIRST LEVEL

DATE 05-29-12
SCALE AS NOTED
PROJECT NO. 10112-005
APPROVED
SHEET

A-101A

SHEET KEYED NOTES

1. FLOOR SLAB OPENING PENETRATION. SEE ENLARGED PLAN AND MECHANICAL DRAWINGS FOR SIZING.
2. WALL/FLOOR PENETRATION(S). SEE MECHANICAL DRAWINGS.
3. NOT USED.
4. DECK DRAIN. SEE PLUMBING DRAWINGS.
5. NOT USED.
6. NOT USED.
7. ROLL DOWN 1-HR RATED FIRE DOORS.
8. DIRECTIONAL ARROWS - DETAIL C1A-502A.

WALL TYPE GRAPHICS

- 1-HR MIN. RATED WALL INDICATOR** - DETAIL C1A-502A (SEE MECHANICAL DRAWINGS FOR SIZING OF WALL OPENING)
- 2-HR RATED WALL INDICATOR** - DETAIL C1A-502B (SEE MECHANICAL DRAWINGS FOR SIZING OF WALL OPENING)
- NON-RATED WALL** - DETAIL C1A-502C (SEE MECHANICAL DRAWINGS FOR SIZING OF WALL OPENING)
- CMU WALL** - DETAIL C1A-502D (SEE MECHANICAL DRAWINGS FOR SIZING OF WALL OPENING)
- CONCRETE WALL** - DETAIL C1A-502E (SEE MECHANICAL DRAWINGS FOR SIZING OF WALL OPENING)

WALL TYPE TAGS

- WALL TYPE** (A1, B1, C1, D1, E1, F1, G1, H1, I1, J1, K1, L1, M1, N1, O1, P1, Q1, R1, S1, T1, U1, V1, W1, X1, Y1, Z1)
- 1-HR MIN. RATED WALLS**
- 2-HR RATED WALLS**
- NON-RATED WALLS**

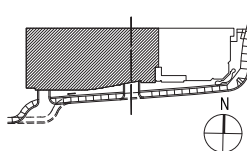
1-HR MIN. RATED WALLS					
TYPE	DESCRIPTION	DESIGN	ASSEMBLY	JOINTS	MISC.
A1	FIRE BARRIER, STEEL STUD TYPE 'X' GYP. BD. TO UNDERSIDE OF DECK	UL U485	ASA-S11	C1A-S17	-
A2	FIRE BARRIER, WOOD STUD TYPE 'X' GYP. BD. TO UNDERSIDE OF DECK	UL U505	CSA-S11	ASA-S17	-
A3	FIRE BARRIER, WOOD STUD TYPE 'X' GYP. BD. SHEATHING, CEMENT PLASTER	UL U505	ESA-S11	ASA-S17	-
A4	FIRE BARRIER, WOOD STUD TYPE 'X' GYP. BD. BALCONY FRAMING ABOVE ROOF DECK	UL U505	ESA-S11	ASA-S17	-
A5	FIRE BARRIER, 8" CMU TO UNDERSIDE OF DECK	UL U505 (SHR)	ESA-S11	ASA-S17	-
2-HR RATED WALLS					
TYPE	DESCRIPTION	DESIGN	ASSEMBLY	JOINTS	MISC.
B1	WOOD STUD, TYPE 'X' GYP. BD. DENSGLASS W/ CEMENT PLASTER	UL U571	CSA-S11	-	-
B2	STRUCTURAL CONCRETE SEE STRUCTURAL DWGS.	CSA-T11, T21, T31	D4A-S11	SEE STRUCT. DWGS.	-
B3	CONCRETE MASONRY UNITS (CMU) SEE STRUCTURAL DWGS.	UL U505 (SHR)	ESA-S11	ASA-S17	-
NON-RATED WALLS					
TYPE	DESCRIPTION	DESIGN	ASSEMBLY	JOINTS	MISC.
N1	WOOD STUDS AND SHEATHING PER STRUCTURAL DRAWINGS, 5/8" GYP. BD. INTERIOR, EXTERIOR FINISH PER ELEVATIONS. INSULATION WHERE INDICATED.	-	-	-	-
N2	STEEL STUDS WITH 1" MIN DEFLECTION TRACK, SIZE PER WALL TAG, 5/8" GYP. BD. E.F. INSULATION WHERE INDICATED.	-	-	-	-
N3	NOMINAL 8" CMU WALL, NON-RATED. PROVIDE MINIMUM 1" DEFLECTION AT WALL HEAD. SEE STRUCTURAL DRAWINGS FOR CMU SPECIFICATIONS.	-	-	-	-

- WALL TYPE NOTES:**
- ALL RATED WALL PENETRATIONS SHALL COMPLY WITH CBC SECTION 712.
 - ALL WALL ASSEMBLIES SHALL BE EFFECTIVELY FIREBLOCKED AND DRAFTSTOPPED PER CBC SECTION 717.
 - FIRE BARRIERS AS PART OF AN EXISTING PASSAGEWAY SHALT. ENCLOSURE OR AS INDICATED ON PLANS SHALL EXTEND FROM THE DECK OR SLAB TO THE UNDERSIDE OF THE DECK OR SLAB ABOVE PER CBC SECTION 718.
 - RATED WALLS (FIRE PARTITIONS) THAT ARE NOT PART OF THOSE ASSEMBLIES INDICATED IN NOTE #3 ABOVE MAY TERMINATE AT THE RATED HORIZONTAL ASSEMBLY PER CBC SECTION 718. THIS DOES NOT APPLY TO STRUCTURAL COLUMNS AS THEY WILL BE CONTINUOUSLY PROTECTED FROM FLOOR TO THE DECK ABOVE.
 - SEE DETAILS SHEET A-511 IN A-513 FOR RATED VERTICAL AND HORIZONTAL ASSEMBLIES AND COLUMN/BEAM PROTECTIONS.
 - MAY SUBSTITUTE 5/8" DENSGLASS FIREGUARD SHEATHING FOR GYP. BD. IN RATED ASSEMBLIES.

FLOOR PLAN NOTES

- SEE A-401 SERIES SHEETS FOR LARGE SCALE PLANS.
- SEE ARCHITECTURAL SITE DRAWINGS FOR SPECIAL PAVING.
- REFER TO CIVIL DRAWINGS FOR SLAB AND FINISH FLOOR ELEVATIONS.
- COLUMN AND BEAM 1-HR PROTECTION, SEE DETAILS AS INDICATED ON PLANS.
- SEE ARCHITECTURAL SITE AND LANDSCAPE DRAWINGS, COORDINATE WITH CIVIL DRAWINGS AND THESE PLANS.

KEY PLAN



PARKING GARAGE - SECOND LEVEL
1/8" = 1'-0"

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
1882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

NOT FOR CONSTRUCTION
PLANNING REVIEW

MARINER'S POINT
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12 INITIAL AGENCY SUBMITTAL
05-29-12 PLANNING REVIEW

TITLE
GARAGE SECOND LEVEL

DATE 05-29-12
SCALE AS NOTED
PROJECT NO. 10112-005
APPROVED
SHEET

A-102A

SHEET KEYED NOTES

- FLOOR SLAB OPENING PENETRATION: SEE ENLARGED PLAN AND MECHANICAL DRAWINGS.
- WALL/FLOOR PENETRATION(S): SEE MECHANICAL DRAWINGS.
- DECK DRAIN: SEE PLUMBING DRAWINGS.
- EDGE OF ROOF DECK/ SLAB PARAPET ABOVE SEISMIC GAP BETWEEN RETAIL AND GARAGE, SEE SECTIONS.
- NOT USED
- ROLL DOWN 1-HR RATED FIRE DOORS
- DIRECTIONAL ARROWS - DETAIL C11A-303A

WALL TYPE GRAPHICS

- 1-HR MIN. RATED WALL INDICATOR**
 1-HR MIN. RATED WALL INDICATOR: SHOWN AS A WALL WITH A THICK LINE AND A DASHED LINE ON THE INSIDE OF THE WALL.
- 2-HR RATED WALL INDICATOR**
 2-HR RATED WALL INDICATOR: SHOWN AS A WALL WITH A THICK LINE AND A DASHED LINE ON THE INSIDE OF THE WALL.
- NON-RATED WALL**
 NON-RATED WALL: SHOWN AS A WALL WITH A THICK LINE AND A DASHED LINE ON THE INSIDE OF THE WALL.
- CMU WALL**
 CMU WALL: SHOWN AS A WALL WITH A THICK LINE AND A DASHED LINE ON THE INSIDE OF THE WALL.
- CONCRETE WALL**
 CONCRETE WALL: SHOWN AS A WALL WITH A THICK LINE AND A DASHED LINE ON THE INSIDE OF THE WALL.

WALL TYPE TAGS

- WALL TYPE**
 (A1, B1, etc.) - SEE TYPES BELOW
- 1-HR MIN. RATED WALL**
 1-HR MIN. RATED WALL: SHOWN AS A WALL WITH A THICK LINE AND A DASHED LINE ON THE INSIDE OF THE WALL.
- 2-HR RATED WALL**
 2-HR RATED WALL: SHOWN AS A WALL WITH A THICK LINE AND A DASHED LINE ON THE INSIDE OF THE WALL.
- NON-RATED WALL**
 NON-RATED WALL: SHOWN AS A WALL WITH A THICK LINE AND A DASHED LINE ON THE INSIDE OF THE WALL.

1-HR MIN. RATED WALLS

TYPE	DESCRIPTION	DESIGN	ASSEMBLY	JOINTS	MISC.
A1	FIRE BARRIER, STEEL STUD, TYPE 'X' GYP. BD. TO UNDERSIDE OF DECK	UL U485	ASA-S11	C1A-S17	-
A2	FIRE BARRIER, WOOD STUD, TYPE 'X' GYP. BD. TO UNDERSIDE OF DECK	UL U205	CSA-S11	ASA-S17	-
A3	FIRE BARRIER, WOOD STUD, TYPE 'X' GYP. BD. SHEATHING, CEMENT PLASTER	UL U205	ESA-S11	ASA-S17	-
A4	FIRE BARRIER, WOOD STUD, TYPE 'X' GYP. BD. BALLOON FRAMING ABOVE ROOF DECK	UL U205	ESA-S11	ASA-S17	-
A5	FIRE BARRIER, 8" CMU TO UNDERSIDE OF DECK	UL U205 (SHR)	ESA-S11	ASA-S17	-

2-HR RATED WALLS

TYPE	DESCRIPTION	DESIGN	ASSEMBLY	JOINTS	MISC.
B1	WOOD STUD, TYPE 'X' GYP. BD. DENSGLASS W/ CEMENT PLASTER	UL U271	CSA-S11	-	-
B2	STRUCTURAL CONCRETE SEE STRUCTURAL DWGS.	CBC TABLE 703.1(2) A-1.1	D4A-S11	SEE STRUCT. DWGS.	-
B3	CONCRETE MASONRY UNITS CMU SEE STRUCTURAL DWGS.	UL U205 (SHR)	ESA-S11	ASA-S17	-

NON-RATED WALLS

TYPE	DESCRIPTION
N1	WOOD STUDS AND SHEATHING PER STRUCTURAL DRAWINGS, 5/8" GYP. BD. INTERIOR EXTERIOR FINISH PER ELEVATIONS. INSULATION WHERE INDICATED.
N2	STEEL STUDS WITH 1" MIN DEFLECTION TRACK, SIZE PER WALL TAG, 5/8" GYP. BD. E.F. INSULATION WHERE INDICATED.
N3	NOMINAL 8" CMU WALL, NON-RATED. PROVIDE MINIMUM 1" DEFLECTION AT WALL HEAD. SEE STRUCTURAL DRAWINGS FOR CMU SPECIFICATIONS.

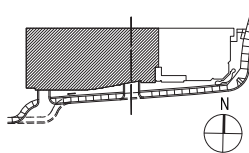
WALL TYPE NOTES:

- ALL RATED WALL PENETRATIONS SHALL COMPLY WITH CBC SECTION 712.
- ALL WALL ASSEMBLIES SHALL BE EFFECTIVELY FIREBLOCKED AND DRAFTSTOPPED PER CBC SECTION 717.
- FIRE BARRIERS AS PART OF AN EXIST. PASSAGEWAY SHALT. ENCLOSURE OR AS INDICATED ON PLANS SHALL EXTEND FROM THE DECK OR SLAB TO THE UNDERSIDE OF THE DECK OR SLAB ABOVE PER CBC SECTION 706.
- RATED WALLS (FIRE PARTITIONS) THAT ARE NOT PART OF THOSE ASSEMBLIES INDICATED IN NOTE #3 ABOVE MAY TERMINATE AT THE DECK OR SLAB TO THE UNDERSIDE OF THE DECK OR SLAB ABOVE PER CBC SECTION 706.
- SEE DETAILS SHEET A-511 IN A-513 FOR RATED VERTICAL AND HORIZONTAL ASSEMBLIES AND COLUMN/BEAM PROTECTIONS.
- MAY SUBSTITUTE 5/8" DENSGLASS FIREGUARD SHEATHING FOR GYP. BD. IN RATED ASSEMBLIES.

FLOOR PLAN NOTES

- SEE A-40 SERIES SHEETS FOR LARGE SCALE PLANS.
- SEE ARCHITECTURAL SITE DRAWINGS FOR SPECIAL PAVING.
- REFER TO CIVIL DRAWINGS FOR SLAB AND FINISH FLOOR ELEVATIONS.
- COLUMN AND BEAM 1-HR PROTECTION, SEE DETAILS AS INDICATED ON PLANS.
- SEE ARCHITECTURAL SITE AND LANDSCAPE DRAWINGS, COORDINATE WITH CIVIL DRAWINGS AND THESE PLANS.

KEY PLAN



WINSTON'S JEWELERS
 C/O VBAS PROPERTIES, INC.
 1882 BEACH BOULEVARD, SUITE 225
 HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
 ARCHITECTS AND PLANNERS
 420 Alta Vista Way, Suite 100
 Laguna Beach, CA 92651
 T 949 715 3257 / F 949 715 3256
 www.stoutenboroughinc.com

NOT FOR CONSTRUCTION
 PLANNING REVIEW

MARINER'S POINT
 WEST COAST HIGHWAY AT DOVER
 NEWPORT BEACH, CA

03-09-12 INITIAL AGENCY SUBMITTAL
 05-29-12 PLANNING REVIEW

TITLE
 GARAGE THIRD LEVEL
 DATE 05-29-12
 SCALE AS NOTED
 PROJECT NO. 10112-005
 APPROVED
 SHEET

A-103A

SHEET KEYED NOTES

- CRIPPLE WALL AS REQ'D FOR ROOF FRAMING. SEE MECHANICAL AND STRUCTURAL DRAWINGS.
- NOT USED
- RAFTER BEARS ON WOOD PLATE OVER FLAT SLAB. SEE STRUCTURAL DRAWINGS AND SECTIONS.
- ELEVATOR OVERRUN DASHED BELOW.
- CLASS A ROOF COVERING SYSTEM OVER WOOD DECK (SEE 700).
- JOINS MANITLY SINGLE PLY TYP 60 ML 20 YEAR MECHANICALLY FASTENED OVER INVERSA ROOF BOARD AND ENERGY 3 INSULATION 1" 8" COLOR TAN, TYP 4 COMPLIANT MEETING LOOK, ROOF STANDARDS FOR ENERGY EFFICIENCY.
- ROOF ACCESS HATCH: 1-HR RATED, SEE TYPICAL DETAIL A61-S12.

SHEET KEYED NOTES

- SLAB OPENING FOR DUCT PENETRATION, SEE MECHANICAL AND STRUCTURAL DRAWINGS.
- FLAT STRUCTURAL CONCRETE ROOF WITH BUILT UP ROOF BOARD TO ACHIEVE INDICATED SLOPE.
- 12" WIDE CONT. SEISMO SEPARATION. SEE DETAILS AND SECTIONS A-510 TO A-511 AND DETAIL CSA-513.
- PARAPET LADDER WITH PLATFORM. 42" HIGH GUARD RAILS EACH SIDE TYPICAL.
- WALL DOES NOT TOUCH ROOF DECK, OVERFLOW UNDERNEATH.
- CRACKS AS REQUIRED TO ACHIEVE ROOF SLOPE AS INDICATED. USE MFRS RECOMMENDED MATERIAL AND SPECIFICATION FOR ROOFING SYSTEM AS INDICATED.
- NOT USED
- NOT USED

SHEET KEYED NOTES

- NOT USED
- CLASS A ROOF, TILE ROOFING, PER CBC 1505.2
- ROOF DRAIN AND OVERFLOW TYPICAL. SEE DETAIL A108A-S15 AND PLUMBING DRAWINGS.
- PRECAST WALL CAP, SEE SECTION.
- TYPICAL EQUIPMENT SCREENING PANELS: GRATING TO BE TYPE A-194 WITH 2" X 18" BEARING BARS SPACED AT 1-3/16" ON CENTER, AND WIDENED CROSS BARS SPACED AT 1" ON CENTER AS PRODUCED BY GRATING PACIFIC, INC., LOS ANGELES, CA.
- ALUMINUM ALLOY 6063-T6 IS TO BE USED IN THE MANUFACTURE OF THE GRATING, AS PER ASTM B221.

WALL TYPE GRAPHICS

- 1-HR MIN. RATED WALL INDICATOR
- 2-HR RATED WALL INDICATOR
- NON-RATED WALL
- CONCRETE WALL

WALL TYPE TAGS

- WALL TYPE
- MEMBER SIZES (SEE WALL TYPE DETAIL FOR SPACING):
- 1-1/2" X 1/8" STUD OR PILING
- 2-1/2" X 1/8" STUD OR PILING
- 3-3/4" X 1/8" STUD OR PILING
- 4-1/2" X 1/8" STUD OR PILING
- 5-1/2" X 1/8" STUD OR PILING
- 6-1/2" X 1/8" STUD OR PILING
- 7-1/2" X 1/8" STUD OR PILING
- 8-1/2" X 1/8" STUD OR PILING
- 9-1/2" X 1/8" STUD OR PILING
- 10-1/2" X 1/8" STUD OR PILING
- 11-1/2" X 1/8" STUD OR PILING
- 12-1/2" X 1/8" STUD OR PILING
- 13-1/2" X 1/8" STUD OR PILING
- 14-1/2" X 1/8" STUD OR PILING
- 15-1/2" X 1/8" STUD OR PILING
- 16-1/2" X 1/8" STUD OR PILING
- 17-1/2" X 1/8" STUD OR PILING
- 18-1/2" X 1/8" STUD OR PILING
- 19-1/2" X 1/8" STUD OR PILING
- 20-1/2" X 1/8" STUD OR PILING
- 21-1/2" X 1/8" STUD OR PILING
- 22-1/2" X 1/8" STUD OR PILING
- 23-1/2" X 1/8" STUD OR PILING
- 24-1/2" X 1/8" STUD OR PILING
- 25-1/2" X 1/8" STUD OR PILING
- 26-1/2" X 1/8" STUD OR PILING
- 27-1/2" X 1/8" STUD OR PILING
- 28-1/2" X 1/8" STUD OR PILING
- 29-1/2" X 1/8" STUD OR PILING
- 30-1/2" X 1/8" STUD OR PILING
- 31-1/2" X 1/8" STUD OR PILING
- 32-1/2" X 1/8" STUD OR PILING
- 33-1/2" X 1/8" STUD OR PILING
- 34-1/2" X 1/8" STUD OR PILING
- 35-1/2" X 1/8" STUD OR PILING
- 36-1/2" X 1/8" STUD OR PILING
- 37-1/2" X 1/8" STUD OR PILING
- 38-1/2" X 1/8" STUD OR PILING
- 39-1/2" X 1/8" STUD OR PILING
- 40-1/2" X 1/8" STUD OR PILING
- 41-1/2" X 1/8" STUD OR PILING
- 42-1/2" X 1/8" STUD OR PILING
- 43-1/2" X 1/8" STUD OR PILING
- 44-1/2" X 1/8" STUD OR PILING
- 45-1/2" X 1/8" STUD OR PILING
- 46-1/2" X 1/8" STUD OR PILING
- 47-1/2" X 1/8" STUD OR PILING
- 48-1/2" X 1/8" STUD OR PILING
- 49-1/2" X 1/8" STUD OR PILING
- 50-1/2" X 1/8" STUD OR PILING
- 51-1/2" X 1/8" STUD OR PILING
- 52-1/2" X 1/8" STUD OR PILING
- 53-1/2" X 1/8" STUD OR PILING
- 54-1/2" X 1/8" STUD OR PILING
- 55-1/2" X 1/8" STUD OR PILING
- 56-1/2" X 1/8" STUD OR PILING
- 57-1/2" X 1/8" STUD OR PILING
- 58-1/2" X 1/8" STUD OR PILING
- 59-1/2" X 1/8" STUD OR PILING
- 60-1/2" X 1/8" STUD OR PILING
- 61-1/2" X 1/8" STUD OR PILING
- 62-1/2" X 1/8" STUD OR PILING
- 63-1/2" X 1/8" STUD OR PILING
- 64-1/2" X 1/8" STUD OR PILING
- 65-1/2" X 1/8" STUD OR PILING
- 66-1/2" X 1/8" STUD OR PILING
- 67-1/2" X 1/8" STUD OR PILING
- 68-1/2" X 1/8" STUD OR PILING
- 69-1/2" X 1/8" STUD OR PILING
- 70-1/2" X 1/8" STUD OR PILING
- 71-1/2" X 1/8" STUD OR PILING
- 72-1/2" X 1/8" STUD OR PILING
- 73-1/2" X 1/8" STUD OR PILING
- 74-1/2" X 1/8" STUD OR PILING
- 75-1/2" X 1/8" STUD OR PILING
- 76-1/2" X 1/8" STUD OR PILING
- 77-1/2" X 1/8" STUD OR PILING
- 78-1/2" X 1/8" STUD OR PILING
- 79-1/2" X 1/8" STUD OR PILING
- 80-1/2" X 1/8" STUD OR PILING
- 81-1/2" X 1/8" STUD OR PILING
- 82-1/2" X 1/8" STUD OR PILING
- 83-1/2" X 1/8" STUD OR PILING
- 84-1/2" X 1/8" STUD OR PILING
- 85-1/2" X 1/8" STUD OR PILING
- 86-1/2" X 1/8" STUD OR PILING
- 87-1/2" X 1/8" STUD OR PILING
- 88-1/2" X 1/8" STUD OR PILING
- 89-1/2" X 1/8" STUD OR PILING
- 90-1/2" X 1/8" STUD OR PILING
- 91-1/2" X 1/8" STUD OR PILING
- 92-1/2" X 1/8" STUD OR PILING
- 93-1/2" X 1/8" STUD OR PILING
- 94-1/2" X 1/8" STUD OR PILING
- 95-1/2" X 1/8" STUD OR PILING
- 96-1/2" X 1/8" STUD OR PILING
- 97-1/2" X 1/8" STUD OR PILING
- 98-1/2" X 1/8" STUD OR PILING
- 99-1/2" X 1/8" STUD OR PILING
- 100-1/2" X 1/8" STUD OR PILING

1-HR MIN. RATED WALLS

TYPE	DESCRIPTION	DESIGN	ASSEMBLY	JOINTS	MISC.
A1	FIRE BARRIER, STEEL STUDS TYPE 'X' GYP. BD. TO UNDERSIDE OF DECK	UL U485	ASA-S11	C1A-S17	-
A2	FIRE BARRIER, WOOD STUDS TYPE 'X' GYP. BD. TO UNDERSIDE OF DECK	UL U505	CSA-S11	ASA-S17	-
A3	FIRE BARRIER, WOOD STUDS TYPE 'X' GYP. BD. SHEATHING, CEMENT PLASTER	UL U505	ESA-S11	ASA-S17	-
A4	FIRE BARRIER, WOOD STUDS TYPE 'X' GYP. BD. BALLOON FRAMING, BALLOON ROOF DECK	UL U505	ESA-S11	ASA-S17	-
A5	FIRE BARRIER, 8" CMU TO UNDERSIDE OF DECK	UL U505 (SHR)	ESA-S11	ASA-S17	-

2-HR RATED WALLS

TYPE	DESCRIPTION	DESIGN	ASSEMBLY	JOINTS	MISC.
B1	WOOD STUDS, TYPE 'X' GYP. BD. DENSOLAS W/ CEMENT PLASTER	UL U571	CSA-S11	-	-
B2	STRUCTURAL CONCRETE SEE STRUCTURAL DWGS.	CBC TABLE 703.1(2) A-1.1	D4A-S11	SEE STRUCT. DWGS.	-
B3	CONCRETE MASONRY UNITS (CMU) SEE STRUCTURAL DWGS.	UL U505 (SHR)	ESA-S11	ASA-S17	-

NON-RATED WALLS

TYPE	DESCRIPTION
N1	WOOD STUDS AND SHEATHING PER STRUCTURAL DRAWINGS, 5/8" GYP. BD. INTERIOR, EXTERIOR FINISH PER ELEVATIONS. INSULATION WHERE INDICATED.
N2	STEEL STUDS WITH 1" MIN. DEFLECTION TRACK, SIZE PER WALL TAG, 5/8" GYP. BD. E.F. INSULATION WHERE INDICATED.
N3	NOMINAL 8" CMU WALL, NON-RATED. PROVIDE MINIMUM 1" DEFLECTION AT WALL HEAD. SEE STRUCTURAL DRAWINGS FOR CMU SPECIFICATIONS.

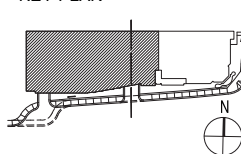
WALL TYPE NOTES:

- ALL RATED WALL PENETRATIONS SHALL COMPLY WITH CBC SECTION 712.
- ALL WALL ASSEMBLIES SHALL BE EFFECTIVELY FIREBLOCKED AND DRAFTSTOPPED PER CBC SECTION 717.
- FIRE BARRIERS AS PART OF AN EXISTING PASSAGEWAY SHALT, ENCLOSURE OR AS INDICATED ON PLANS SHALL EXTEND FROM THE DECK OR SLAB TO THE UNDERSIDE OF THE DECK OR SLAB ABOVE PER CBC SECTION 706.
- RATED WALLS (FIRE PARTITIONS) THAT ARE NOT PART OF THOSE ASSEMBLIES INDICATED IN NOTE #3 ABOVE MAY TERMINATE AT THE NEXT HORIZONTAL ASSEMBLY PER CBC SECTION 706. THIS DOES NOT APPLY TO STRUCTURAL COLUMNS AS THEY WILL BE CONTINUOUSLY PROTECTED FROM FLOOR TO THE DECK ABOVE.
- SEE DETAILS SHEET A-511 TO A-513 FOR RATED VERTICAL AND HORIZONTAL ASSEMBLIES AND COLUMN/BEAM PROTECTIONS.
- MAY SUBSTITUTE 5/8" DENSOLAS FIREGUARD SHEATHING FOR GYP. BD. IN RATED ASSEMBLIES.

FLOOR PLAN NOTES

- SEE A-40 SERIES SHEETS FOR LARGE SCALE PLANS.
- SEE ARCHITECTURAL SITE DRAWINGS FOR SPECIAL PAVING.
- REFER TO CIVIL DRAWINGS FOR SLAB AND FINISH FLOOR ELEVATIONS.
- COLUMN AND BEAM 1-HR PROTECTION, SEE DETAILS AS INDICATED ON PLANS.
- SEE ARCHITECTURAL SITE AND LANDSCAPE DRAWINGS, COORDINATE WITH CIVIL DRAWINGS AND THESE PLANS.

KEY PLAN



WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
1882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 / F 949 715 3256
www.stoutenboroughinc.com

NOT FOR
CONSTRUCTION
PLANNING REVIEW

MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12 INITIAL AGENCY SUBMITTAL
05-29-12 PLANNING REVIEW

TITLE

GARAGE ROOF

DATE 05-29-12
SCALE AS NOTED
PROJECT NO. 10112-005
APPROVED
SHEET

A-104A

PARKING GARAGE - ROOF

1/8" = 1'-0"

SHEET KEYED NOTES

- 1-HR MIN. RATED WALL INDICATOR. SEE ENLARGED PLAN FOR CRITICAL DETAIL AT SEISMIC JOINT COVER THIS LOCATION.
- CONCRETE RETAINING WALL. UNDER SEPARATE PERMIT. ELEVATION VARIES. SEE CIVIL DRAWINGS.
- DASHED ABOVE. SEE SECTIONS AS REQUIRED.
- STOREFRONT GLAZING THIS WALL AS PART OF FIRE BARRIER ASSEMBLY. GLAZING TO BE SPINNALED. SEE ENLARGED PLANS AND DETAILS SHEETS A-501A AND A-502A.

WALL TYPE GRAPHICS

- 1-HR MIN. RATED WALL INDICATOR. SEE ENLARGED PLAN FOR CRITICAL DETAIL AT SEISMIC JOINT COVER THIS LOCATION.
- 2-HR RATED WALL INDICATOR. SEE ENLARGED PLAN FOR CRITICAL DETAIL AT SEISMIC JOINT COVER THIS LOCATION.
- NON-RATED WALL. SEE ENLARGED PLAN FOR CRITICAL DETAIL AT SEISMIC JOINT COVER THIS LOCATION.
- CMU WALL. SEE ENLARGED PLAN FOR CRITICAL DETAIL AT SEISMIC JOINT COVER THIS LOCATION.
- CONCRETE WALL. SEE ENLARGED PLAN FOR CRITICAL DETAIL AT SEISMIC JOINT COVER THIS LOCATION.

WALL TYPE TAGS

- WALL TYPE TAGS. SEE TYPES BELOW.
- 2-Acoustic Insulated Wall. INDICATES ADDITION OF SOUND BLANKETS OR EXTERIOR WALL INSULATION PER SPECIFICATIONS.
- MEMBER SIZES (SEE WALL TYPE DETAIL FOR SPACING):
- 1-1 1/2" x 1 5/8" STUD OR FURRING
 - 2-1 1/2" x 1 5/8" STUD
 - 3-3/4" x 1 5/8" STEEL STUD
 - 4-4" x 1 5/8" STEEL STUD
 - 5-4" x 1 5/8" STEEL STUD
 - 6-4" x 1 5/8" STEEL STUD
- CMU IS NOMINAL 8". FOR CONCRETE WALLS REFER TO STRUCTURAL DRAWINGS THICKNESS.

1-HR MIN. RATED WALLS

SEE WALL TAG AND STRUCTURAL DRAWINGS FOR MEMBER SIZE AND SPACING. SEE DETAILS FOR ASSEMBLY AND JOINTS.					
TYPE	DESCRIPTION	DESIGN	ASSEMBLY	JOINTS	MISC.
A1	FIRE BARRIER, STEEL STUD TYPE 'X' GYP. BD. TO UNDERSIDE OF DECK.	UL U485	ASA-S11	C1A-S17	-
A2	FIRE BARRIER, WOOD STUD TYPE 'X' GYP. BD. TO UNDERSIDE OF DECK.	UL U205	CSA-S11	ASA-S17	-
A3	FIRE BARRIER, WOOD STUD TYPE 'X' GYP. BD. SHEATHING, CEMENT PLASTER.	UL U205	ESA-S11	ASA-S17	-
A4	FIRE BARRIER, WOOD STUD TYPE 'X' GYP. BD. BALCONY FRAMING ABOVE ROOF DECK.	UL U205	ESA-S11	ASA-S17	-
A5	FIRE BARRIER, 8" CMU TO UNDERSIDE OF DECK.	UL U205 (SHR)	ESA-S11	ASA-S17	-

2-HR RATED WALLS

SEE WALL TAG AND STRUCTURAL DRAWINGS FOR MEMBER SIZE AND SPACING. SEE DETAILS FOR ASSEMBLY AND JOINTS.					
TYPE	DESCRIPTION	DESIGN	ASSEMBLY	JOINTS	MISC.
B1	WOOD STUDS, TYPE 'X' GYP. BD. DENSOLAB 5/8" GYP. BD. CEMENT PLASTER.	UL U271	CSA-S11	-	-
B2	STRUCTURAL CONCRETE SEE STRUCTURAL DWGS.	CBC TABLE 703.1.2 (A.1.1)	D4A-S11	SEE STRUCT. DWGS.	-
B3	CONCRETE MASONRY UNITS (CMU) SEE STRUCTURAL DWGS.	UL U205 (SHR)	ESA-S11	ASA-S17	-

NON-RATED WALLS

SEE WALL TAG AND STRUCTURAL DRAWINGS FOR MEMBER SIZE AND SPACING. SEE DETAILS FOR ASSEMBLY AND JOINTS.	
TYPE	DESCRIPTION
N1	WOOD STUDS AND SHEATHING PER STRUCTURAL DRAWINGS, 5/8" GYP. BD. INTERIOR EXTERIOR FINISH PER ELEVATIONS. INSULATION WHERE INDICATED.
N2	STEEL STUDS WITH 1" MIN DEFLECTION TRACK, SIZE PER WALL TAG, 5/8" GYP. BD. E.F. INSULATION WHERE INDICATED.
N3	NOMINAL 8" CMU WALL, NON-RATED. PROVIDE MINIMUM 1" DEFLECTION AT WALL HEAD. SEE STRUCTURAL DRAWINGS FOR CMU SPECIFICATIONS.

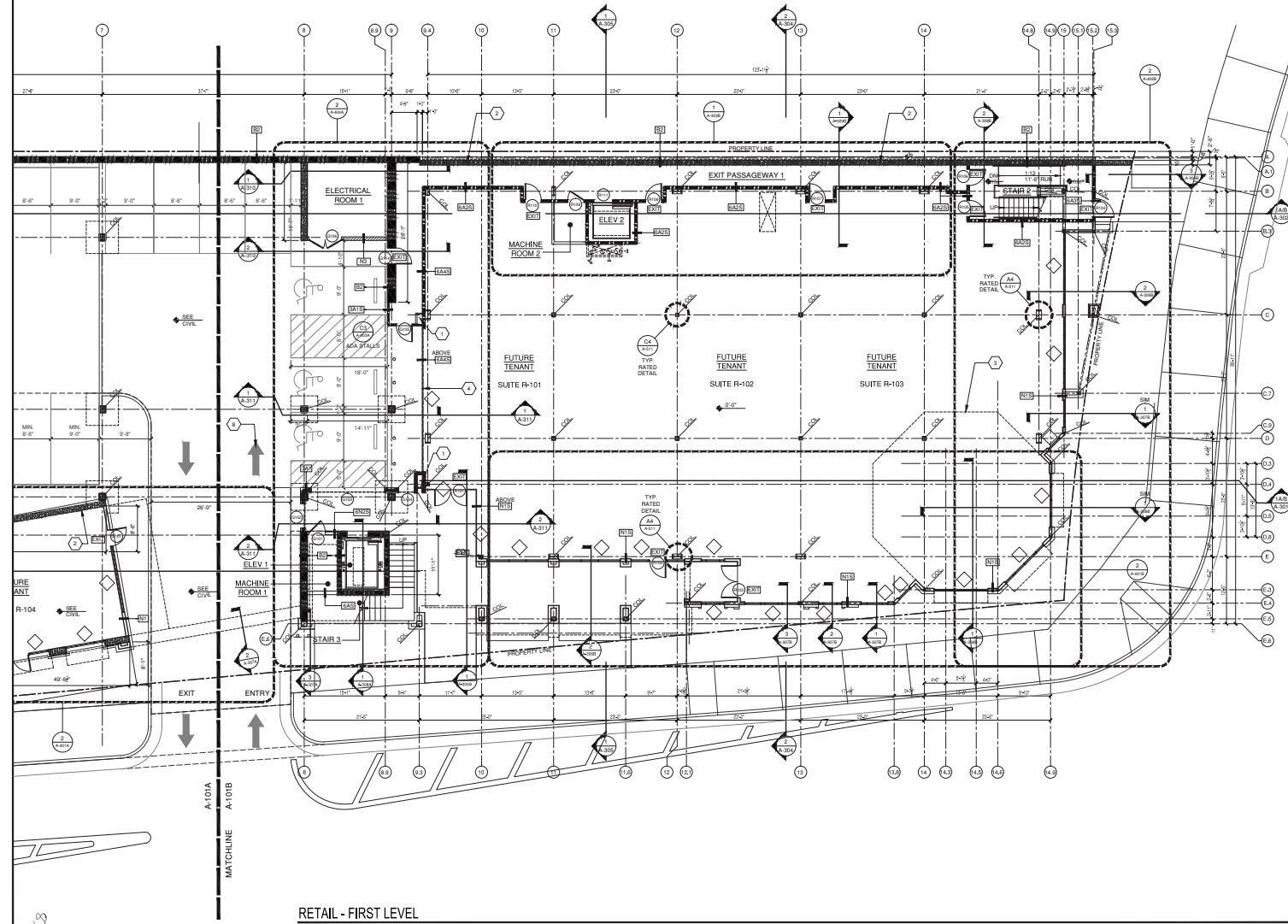
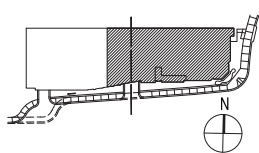
WALL TYPE NOTES:

- ALL RATED WALL PENETRATIONS SHALL COMPLY WITH CBC SECTION 712.
- ALL WALL ASSEMBLIES SHALL BE EFFECTIVELY FIREBLOCKED AND DRAFTSTOPPED PER CBC SECTION 717.
- FIRE BARRIERS AS PART OF AN EXIT PASSAGEWAY SHALT. ENCLOSURE OR AS INDICATED ON PLANS SHALL EXTEND FROM THE DECK OR SLAB TO THE UNDERSIDE OF THE DECK OR SLAB ABOVE PER CBC SECTION 708.
- RATED WALLS (FIRE PARTITIONS) THAT ARE NOT PART OF THOSE ASSEMBLIES INDICATED IN NOTE #3 ABOVE MAY TERMINATE AT THE RATED HORIZONTAL ASSEMBLY PER CBC SECTION 708. THIS DOES NOT APPLY TO STRUCTURAL COLUMNS AS THEY WILL BE CONTINUOUSLY PROTECTED FROM FLOOD TO THE DECK ABOVE.
- SEE DETAILS SHEET A-511 IN A-513 FOR RATED VERTICAL AND HORIZONTAL ASSEMBLIES AND COLUMN/BEAM PROTECTIONS.
- MAY SUBSTITUTE 5/8" DENSOLAB FIREGUARD SHEATHING FOR GYP. BD. IN RATED ASSEMBLIES.

FLOOR PLAN NOTES

- SEE A-401 SERIES SHEETS FOR LARGE SCALE PLANS.
- SEE ARCHITECTURAL SITE DRAWINGS FOR SPECIAL PAVING.
- REFER TO CIVIL DRAWINGS FOR SLAB AND FINISH FLOOR ELEVATIONS.
- COLUMN AND BEAM 1-HR PROTECTION. SEE DETAILS AS INDICATED ON PLANS.
- SEE ARCHITECTURAL SITE AND LANDSCAPE DRAWINGS, COORDINATE WITH CIVIL DRAWINGS AND THESE PLANS.

KEY PLAN



RETAIL - FIRST LEVEL

1/8" = 1'-0"

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
1882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughnc.com

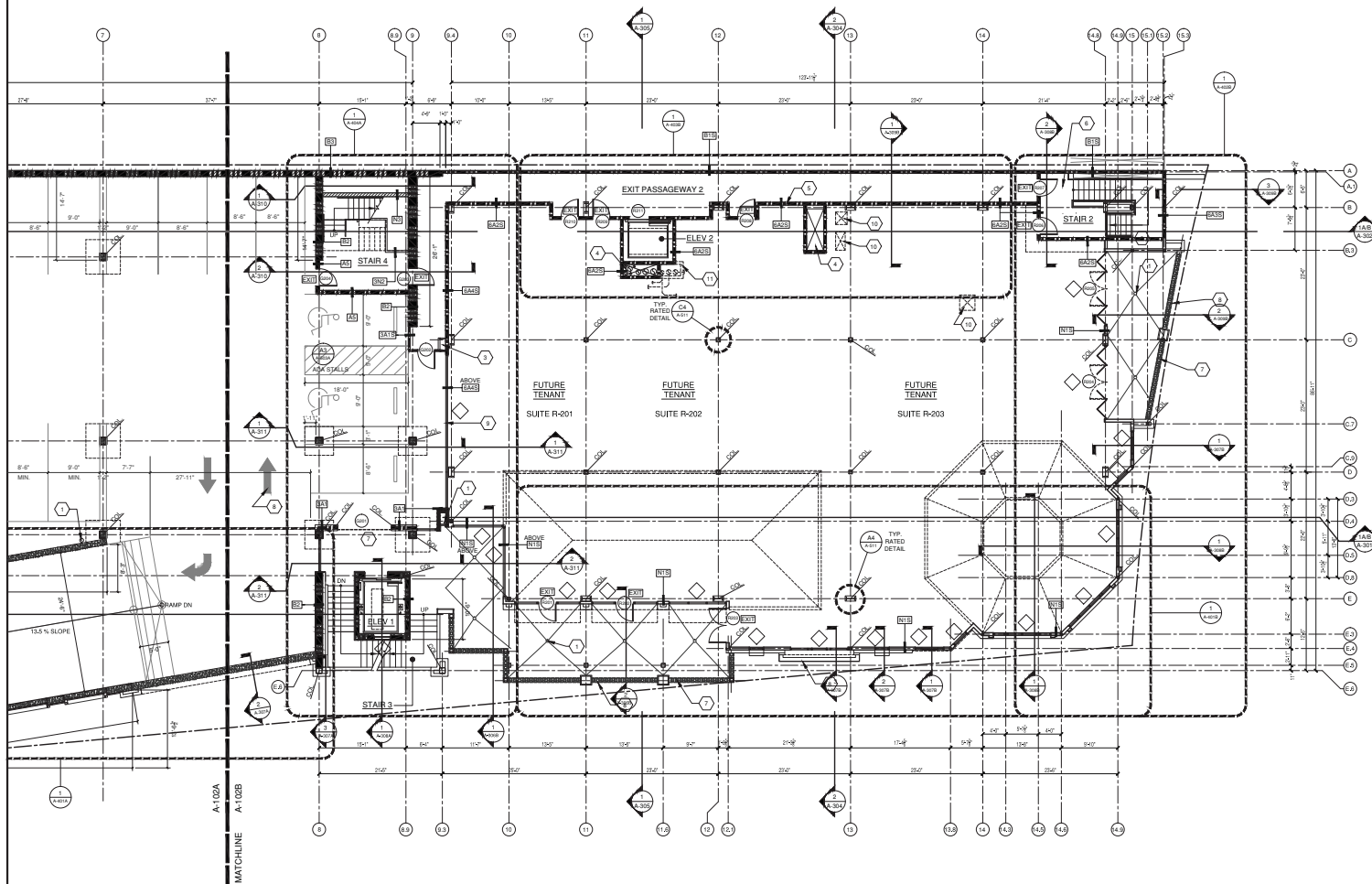
NOT FOR
CONSTRUCTION
PLANNING REVIEW

MARINER'S POINT

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12 INITIAL AGENCY SUBMITTAL

05-29-12 PLANNING REVIEW



RETAIL - SECOND LEVEL
1/8" = 1'-0"

SHEET KEYED NOTES

- 1 PATIO DRAINS, BELOW PEDESTAL PAVING SYSTEM. SEE DETAILS AND PLUMBING DRAWINGS.
- 2 ROOF ACCESS LADDER
- 3 SEE ENLARGED PLAN FOR CRITICAL DETAIL AT SEISMIC JOINT COVER THIS LOCATION.
- 4 1-HR MECHANICAL SHUT ENCLOSURE. SEE ENLARGED PLAN.
- 5 SEE WALL SECTIONS. THIS WALL REQUIRED RATED CONSTRUCTION ASSEMBLY IS TO EXTEND FROM FLOOR TO UNDERLIE OF DECK ABOVE.
- 6 RATED STAIR ENCLOSURE, 1 HOUR. ALL RATED WALLS TO EXTEND OR BEYOND TO UNDERLIE OF DECK ABOVE. SEE WALL SECTIONS.
- 7 RAIL AND BALUSTERS, SEE WALL ELEVATIONS, WALL SECTIONS AND DETAILS.
- 8 EDGE OF PATIO/BALCONY.

SHEET KEYED NOTES

- 9 STOREFRONT GLAZING THIS WALL AS PART OF FIRE BARRIER ASSEMBLY. GLAZING TO BE SPARK-RESISTANT. SEE ENLARGED PLANS AND DETAILS SHEETS A-501A AND A-501B.
- 10 PENETRATION IN FLOOR ROOF ABOVE FOR FUTURE DUCTING.
- 11 SHAFT CONTINUES ON LEVEL ABOVE.

WALL TYPE GRAPHICS

- 1-HR MIN. RATED WALL INDICATOR
- 2-HR RATED WALL INDICATOR
- NON-RATED WALL
- 3-ACoustic INSULATED WALL
- CMU WALL
- CONCRETE WALL

WALL TYPE TAGS

- WALL TYPE TAGS
- MEMBER SIZES (SEE WALL TYPE DETAIL FOR SPACING):
- CMU IS NOMINAL 8" FOR CONCRETE WALLS REFER TO STRUCTURAL DRAWINGS THICKNESS.

1-HR MIN. RATED WALLS

TYPE	DESCRIPTION	DESIGN	ASSEMBLY	JOINTS	MISC.
A1	FIRE BARRIER, STEEL STUD, TYPE 'X' GYP. BD. TO UNDERLIE OF DECK	UL U485	CSA-S11	C1A-S17	-
A2	FIRE BARRIER, WOOD STUD, TYPE 'X' GYP. BD. TO UNDERLIE OF DECK	UL U205	CSA-S11	ASA-S17	-
A3	FIRE BARRIER, WOOD STUD, TYPE 'X' GYP. BD. SHEATHING, CEMENT PLASTER	UL U205	ESA-S11	ASA-S17	-
A4	FIRE BARRIER, WOOD STUD, TYPE 'X' GYP. BD. BALLOON FRAMING ABOVE ROOF DECK	UL U205	ESA-S11	ASA-S17	-
A5	FIRE BARRIER, 8" CMU TO UNDERLIE OF DECK	UL U205 (SHR)	ESA-S11	ASA-S17	-

2-HR RATED WALLS

TYPE	DESCRIPTION	DESIGN	ASSEMBLY	JOINTS	MISC.
B1	WOOD STUDS, TYPE 'X' GYP. BD. DENSOLAS W/ CEMENT PLASTER	UL U271	CSA-S11	-	-
B2	STRUCTURAL CONCRETE SEE STRUCTURAL DWGS.	CBC TABLE 703.1(2) A-1.1	D4A-S17	SEE STRUCT. DWGS.	-
B3	CONCRETE MASONRY UNITS (CMU) SEE STRUCTURAL DWGS.	UL U205 (SHR)	ESA-S11	ASA-S17	-

NON-RATED WALLS

TYPE	DESCRIPTION
N1	WOOD STUDS AND SHEATHING PER STRUCTURAL DRAWINGS, 5/8" GYP. BD. INTERIOR, EXTERIOR FINISH PER ELEVATIONS. INSULATION WHERE INDICATED.
N2	STEEL STUDS WITH 1" MIN DEFLECTION TRACK, SIZE PER WALL TAG, 5/8" GYP. BD. E.F. INSULATION WHERE INDICATED.
N3	NOMINAL 8" CMU WALL, NON-RATED. PROVIDE MINIMUM 1" DEFLECTION AT WALL HEAD. SEE STRUCTURAL DRAWINGS FOR CMU SPECIFICATIONS.

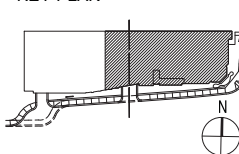
WALL TYPE NOTES:

- ALL RATED WALL PENETRATIONS SHALL COMPLY WITH CBC SECTION 712.
- ALL WALL ASSEMBLIES SHALL BE EFFECTIVELY FIREBLOCKED AND DRAFTSTOPPED PER CBC SECTION 717.
- FIRE BARRIERS AS PART OF AN EXIT PASSAGEWAY SHALT. ENCLOSURE OR AS INDICATED ON PLANS SHALL EXTEND FROM THE DECK OR SLAB TO THE UNDERLIE OF THE DECK OR SLAB ABOVE PER CBC SECTION 708.
- RATED WALLS (FIRE PARTITIONS) THAT ARE NOT PART OF THOSE ASSEMBLIES INDICATED IN NOTE #3 ABOVE MAY TERMINATE AT THE RATED HORIZONTAL ASSEMBLY PER CBC SECTION 708. THIS DOES NOT APPLY TO STRUCTURAL COLUMNS AS THEY WILL BE CONTINUOUSLY PROTECTED FROM FLOOR TO THE DECK ABOVE.
- SEE DETAILS SHEET A-511 IN A-513 FOR RATED VERTICAL AND HORIZONTAL ASSEMBLIES AND COLUMN/BEAM PROTECTIONS.
- MAY SUBSTITUTE 5/8" DENSOLAS FIREGUARD SHEATHING FOR GYP. BD. IN RATED ASSEMBLIES.

FLOOR PLAN NOTES

- SEE A-401 SERIES SHEETS FOR LARGE SCALE PLANS.
- SEE ARCHITECTURAL SITE DRAWINGS FOR SPECIAL PAVING.
- REFER TO CIVIL DRAWINGS FOR SLAB AND FINISH FLOOR ELEVATIONS.
- COLUMN AND BEAM 1-HR PROTECTION, SEE DETAILS AS INDICATED ON PLANS.
- SEE ARCHITECTURAL SITE AND LANDSCAPE DRAWINGS, COORDINATE WITH CIVIL DRAWINGS AND THESE PLANS.

KEY PLAN



WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
1882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 / F 949 715 3256
www.stoutenboroughinc.com

NOT FOR
CONSTRUCTION
PLANNING REVIEW

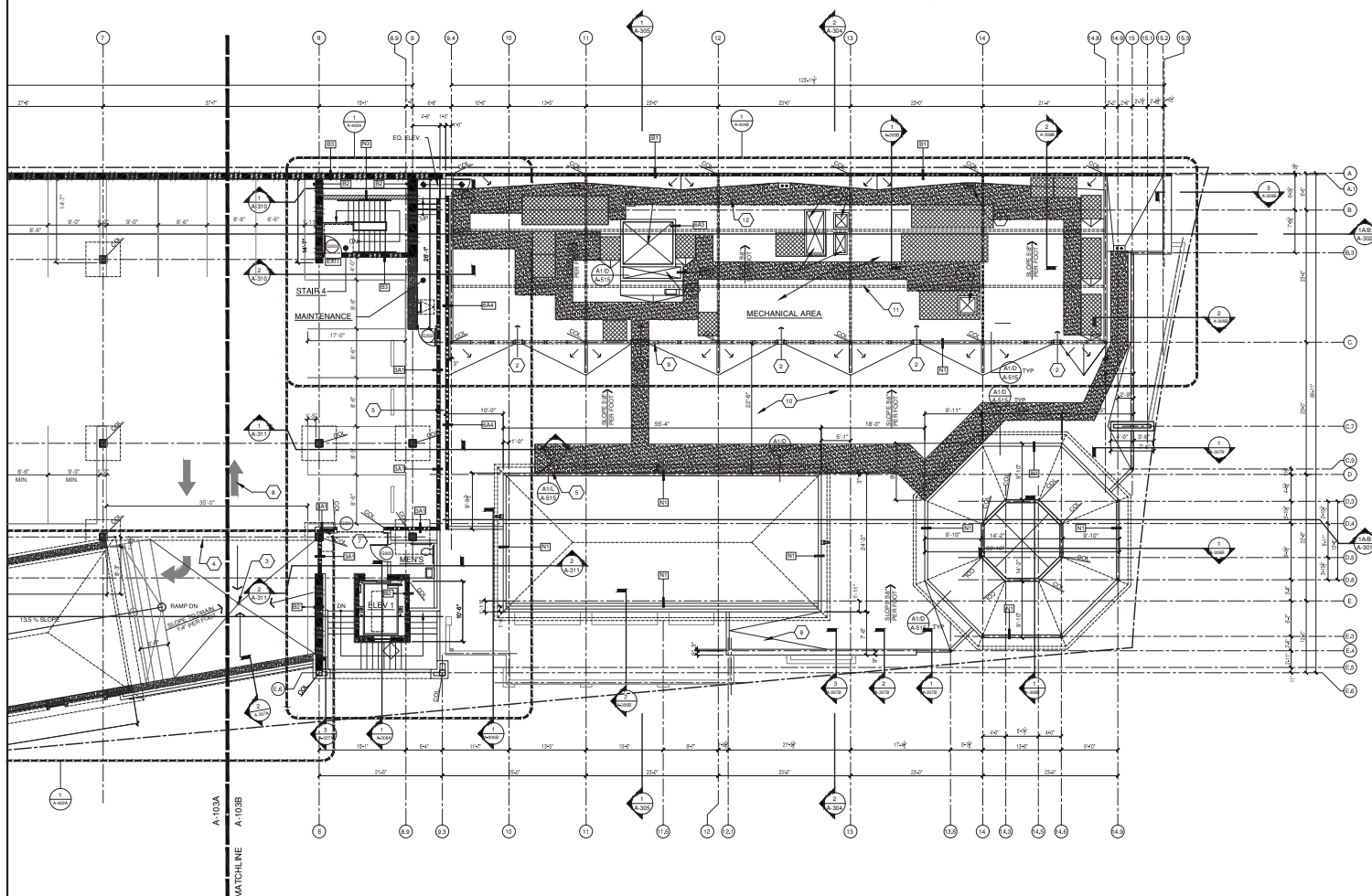
MARINER'S POINT
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12 INITIAL AGENCY SUBMITTAL
05-29-12 PLANNING REVIEW

TITLE
RETAIL SECOND LEVEL

DATE 05-29-12
SCALE AS NOTED
PROJECT NO. 10112-005
APPROVED
SHEET

A-102B



RETAIL - LOW ROOF PLAN (MECHANICAL AREA AND UNOCCUPIED SPACES)
1/8" = 1'-0"

SHEET KEYED NOTES

- 1 ELEVATOR OVERRUN. SEE SECTIONS AND STRUCTURAL DRAWINGS.
- 2 15'-0" WIDE X 12'-0" HIGH THROUGH WALL SCUPPER. SEE ELEVATION.
- 3 MECHANICAL PLATFORM. SEE DETAILS AND MECHANICAL DRAWINGS.
- 4 ROOF OPENING FOR FUTURE MECHANICAL DUCTING. SEE STRUCTURAL DRAWINGS. PROVIDE CURB AND CAB FOR FUTURE TENANT USE. SEE MECHANICAL DRAWINGS FOR OPENING SIZE. SEE ROOF DETAIL A1 E 515 FOR TYPICAL CURB CONDITION. CAP WITH SHEET METAL.
- 5 CONCEALED SPACE ACCESS DOOR PER CBC 1209.2. SIZE 8'-0" HIGH X 4'-0" WIDE ROOF DECK. 1-HR STEEL DOOR. SEE SPECIFICATIONS.
- 6 MECHANICAL SHAFT. SEE MECHANICAL DRAWINGS.
- 7 ROOF DRAIN AND OVERFLOW TYPICAL. SEE DETAIL A1-M-A-515 AND PLUMBING DRAWINGS.
- 8 CRICKETS AS REQUIRED TO ACHIEVE ROOF SLOPE AS INDICATED. USE MPFS RECOMMENDED MATERIAL AND SPECIFICATION FOR ROOFING SYSTEM AS INDICATED.

SHEET KEYED NOTES

- 9 MECHANICAL SCREENING WALL. SEE 1-A-204.
- 10 ENTIRE RETAIL LOW ROOF. CLASS A ROOF. COVERS SYSTEM JOINTS WOOD STUDS. 700L JOINTS MANVILLE SINGLE PLY TPO 60 MIL. 30 YEAR. MECHANICALLY FASTENED OVER INWELD ROOF BOARD AND ENERGY 3" INSULATION 1" R. COLOR: TAN. TITLE: AS COMPLIANT MEETING ROOM. ROOF. STANDARDS FOR ENERGY EFFICIENCY. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MPFS SPECIFICATIONS.
- 11 MECHANICAL SCREENING STRUCTURE. HSS MEMBERS ABOVE WITH WELDED METAL BRACING. SECONDARY MEMBERS NOT SHOWN. SEE STRUCTURAL DRAWINGS.
- 12 WALK PADS PER ROOFING MANUFACTURER.
- 13 THROUGH WALL ACCESS OPENING. SEE EXTERIOR ELEVATION OF MECHANICAL SCREENING WALL.

WALL TYPE GRAPHICS

1-HR MIN. RATED WALL INDICATOR (WHICH IS ONE WALL TYPE ONLY) AND NON-RATED WALL INDICATOR (WHICH IS ONE WALL TYPE ONLY) - INDICATES THE WALL TYPE TO BE USED TO CONSTRUCT THE WALL. SEE DETAIL A1 E 515 FOR TYPICAL CURB CONDITION. CAP WITH SHEET METAL.

2-HR MIN. RATED WALL INDICATOR (WHICH IS ONE WALL TYPE ONLY) AND NON-RATED WALL INDICATOR (WHICH IS ONE WALL TYPE ONLY) - INDICATES THE WALL TYPE TO BE USED TO CONSTRUCT THE WALL. SEE DETAIL A1 E 515 FOR TYPICAL CURB CONDITION. CAP WITH SHEET METAL.

NON-RATED WALL (WHICH IS ONE WALL TYPE ONLY) AND NON-RATED WALL INDICATOR (WHICH IS ONE WALL TYPE ONLY) - INDICATES THE WALL TYPE TO BE USED TO CONSTRUCT THE WALL. SEE DETAIL A1 E 515 FOR TYPICAL CURB CONDITION. CAP WITH SHEET METAL.

CMU WALL (WHICH IS ONE WALL TYPE ONLY) AND CMU WALL INDICATOR (WHICH IS ONE WALL TYPE ONLY) - INDICATES THE WALL TYPE TO BE USED TO CONSTRUCT THE WALL. SEE DETAIL A1 E 515 FOR TYPICAL CURB CONDITION. CAP WITH SHEET METAL.

CONCRETE WALL (WHICH IS ONE WALL TYPE ONLY) AND CONCRETE WALL INDICATOR (WHICH IS ONE WALL TYPE ONLY) - INDICATES THE WALL TYPE TO BE USED TO CONSTRUCT THE WALL. SEE DETAIL A1 E 515 FOR TYPICAL CURB CONDITION. CAP WITH SHEET METAL.

WALL TYPE TAGS

WALL TYPE
(AT, BT, CL, etc.) - SEE TYPES BELOW

S-1 ACoustic INSULATED WALL
INDICATES ADDITION OF SOUND BLANKETS OR EXTERIOR WALL INSULATION PER SPECIFICATIONS

MEMBER SIZES (SEE WALL TYPE DETAIL FOR SIZING)
1" X 1/2" X 1/2" STEEL STUDS
2" X 2" FURRING OR 2" X 2" STUD
3" X 3" STEEL STUD 3" X 1/2" WOOD STUD
6" X 6" STEEL STUD 1/2" X 1/2" WOOD STUD

CMU IS NOMINAL 8" FOR CONCRETE WALLS REFER TO STRUCTURAL DRAWINGS THICKNESS.

1-HR MIN. RATED WALLS

TYPE	DESCRIPTION	DESIGN	DETAILS	ASSEMBLY	JOINTS	MISC.
A1	1-HR MIN. RATED WALL. TYPE X' OVP. TO UNDERLIE OF DECK.	UL U465	ASA-511	C1A-517		
A2	1-HR MIN. RATED WALL. TYPE X' OVP. TO UNDERLIE OF DECK.	UL U205	CBA-511	ASA-517		
A3	1-HR MIN. RATED WALL. TYPE X' OVP. TO UNDERLIE OF DECK. CEMENT PLASTER.	UL U205	ESA-511	ASA-517		
A4	1-HR MIN. RATED WALL. TYPE X' OVP. TO UNDERLIE OF DECK. BALCONY FRAMING ABOVE ROOF DECK.	UL U205	ESA-511	ASA-517		
A5	1-HR MIN. RATED WALL. TYPE X' OVP. TO UNDERLIE OF DECK.	UL U205 (SHR)	ESA-511	ASA-517		

2-HR RATED WALLS

TYPE	DESCRIPTION	DESIGN	DETAILS	ASSEMBLY	JOINTS	MISC.
B1	WOOD STUDS. TYPE X' OVP. TO UNDERLIE OF DECK. CEMENT PLASTER.	UL U371	CBA-511			
B2	STRUCTURAL CONCRETE. SEE STRUCTURAL DWGS.	CBC TABLE 720.102 4.1.1	D4A-511	SEE STRUCT. DWGS.		
B3	CONCRETE MASONRY UNITS (CMU) SEE STRUCTURAL DWGS.	UL U205 (SHR)	ESA-511	ASA-517		

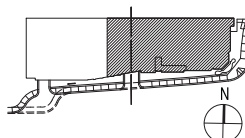
NON-RATED WALLS

TYPE	DESCRIPTION
N1	WOOD STUDS AND SHEATHING PER STRUCTURAL DRAWINGS. 5/8" OVP. TO UNDERLIE OF DECK. INSULATION WHERE INDICATED.
N2	STEEL STUDS WITH 1" MIN DEFLECTION TRACK. SIZE PER WALL TAG. S-8 OVP. TO UNDERLIE OF DECK. INSULATION WHERE INDICATED.
N3	NOMINAL 8" CMU WALL. NON-RATED. PROVIDE MINIMUM 1" DEFLECTION AT WALL HEAD. SEE STRUCTURAL DRAWINGS FOR CMU SPECIFICATIONS.

ROOF PLAN NOTES

- GC TO CONFIRM THAT ALL ROOF AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PER MANUFACTURER REQUIREMENTS.
- CUTTING, PATCHING, REPAIR AND NEW ROOF WORK TO BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS AND MANUFACTURER REQUIREMENTS. ALL AREAS OF FINAL ROOF INSTALLATION TO CARRY MANUFACTURER'S WARRANTY PER SPECIFICATIONS.
- ALL ROOF INTERIORS ARE GIVEN FROM TOP OF INTERIOR CONCRETE SLAB IT IS ABOVE.
- ALL ROOF PENETRATIONS FOR PLUMBING VENTS, POWER CONDUITS, ETC. SHALL BE FLASHED PER BUILDING SPECIFICATIONS AND DETAILS. VENTS SHALL BE AT LEAST 10'-0" HORIZONTAL OR 2'-0" ABOVE OUTSIDE AIR INTAKES.
- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR CORROSION OF SIZES AND LOCATIONS OF ROOF OPENINGS, PLATFORMS, BASES ETC. COORDINATE INSTALLATION OF LIGHTING, POWER, CONVENIENCE OUTLETS. PROVIDE R-30 BATT INSUL. AT UNDERSIDE OF ROOF.

KEY PLAN



WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
1882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PHOTOGRAPHY
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

NOT FOR CONSTRUCTION
PLANNING REVIEW

MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

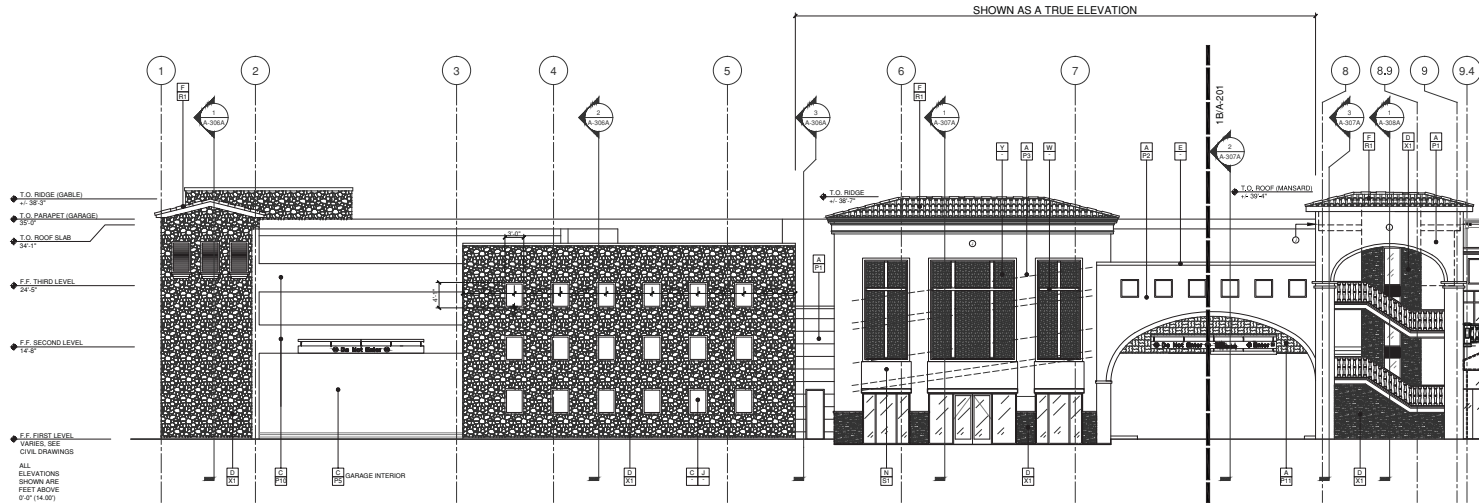
03-09-12 INITIAL AGENCY SUBMITTAL
05-29-12 PLANNING REVIEW

TITLE

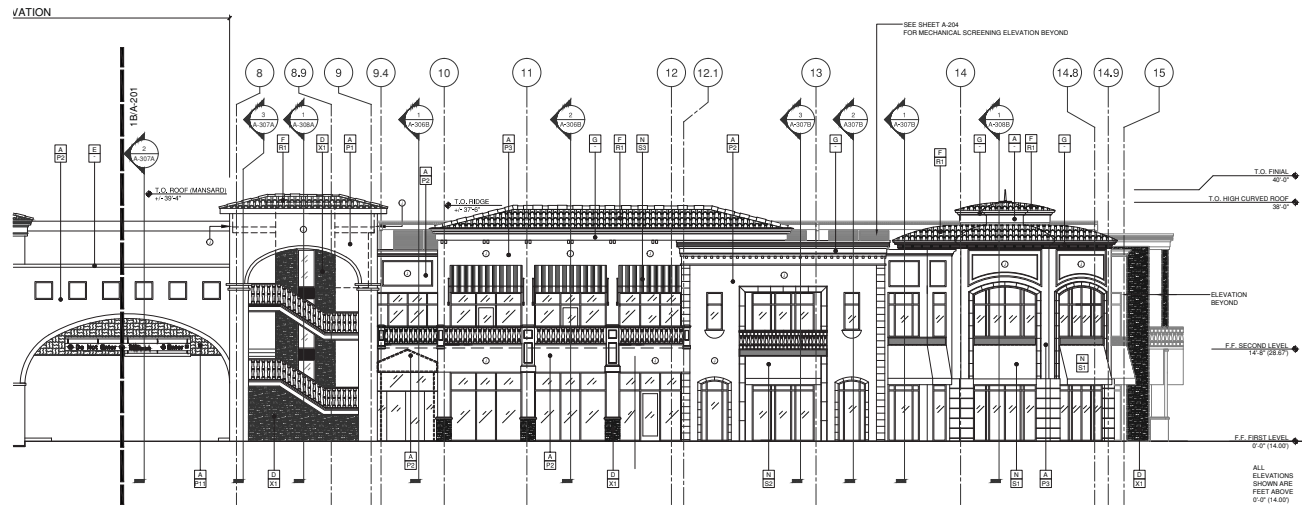
RETAIL LOW ROOF

DATE 05-29-12
SCALE AS NOTED
PROJECT NO. 10112-005
APPROVED
SHEET

A-103B



1A EXTERIOR ELEVATION - GARAGE SOUTH
1/8" = 1'-0"



1B EXTERIOR ELEVATION - RETAIL SOUTH
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

MATERIAL / ITEM

- A EXTERIOR CEMENT PLASTER - OMEGA COLORTEK SMOOTH-COAT FINISH
- B EXTERIOR CEMENT PLASTER - OMEGA COLORTEK LIGHT DASH FINISH
- C PAINTED CONCRETE
- D STONE VENEER
- E PRE-CAST CONCRETE - CAP, SURROUND, ETC. SEE DETAIL AS INDICATED
- F CLAY ROOF TILE - 2 PIECE MISSION CLAY TILES, BORAL ROOFING
- G GFRG - MOLDING, PIER, ENTABLATURE, CORNICE, PANEL, BALUSTRADE, ETC. SEE SECTIONS AND DETAILS
- H ALUMINUM STOREFRONT SYSTEM / WINDOW
- J DECORATIVE METAL - SEE DETAILS AS INDICATED
- K DECORATIVE PERCOLA / TRELLIS - SEE DETAILS AS INDICATED
- L DECORATIVE LIGHT FIXTURE
- M DECORATIVE CONTROL JOINT - SEE DETAILS AS INDICATED
- N FABRIC AWNING - BY OTHERS, GC TO PROVIDE SUPPORTS
- P DOOR(S) PER SCHEDULE
- R PRE-FINISHED METAL COPING / TRIM / FASCIA
- S NOT USED
- T WOOD - FRAMING, MOLDING, TRIM, FASCIA ETC. SEE DETAILS AND SECTIONS
- W EPS MOLDING, TRIM WITH SMOOTH FINISH CEMENT PLASTER, SEE DETAILS AND SECTIONS
- X METAL LOUVER(S) SEE DETAILS AND SECTIONS
- Y GREEN GLASS (DOUBLE PANE) MYLAR IN-BETWEEN, W/ METAL GRILL AND BACK LIGHT, SEE DETAILS
- Z TPO ROOFING PER SPEC AND PLAN; COLOR TAN

COLOR / FINISH

- P1 PLASTER COLOR: 56 PEARL GREY
- P2 PLASTER COLOR: 15 BIRCH WHITE
- P3 PLASTER COLOR: 432 MILKY QUARTZ
- P4 PAINT COLOR: VISTA PAINT OW 157
- P5 PAINT COLOR: VISTA PAINT OW 158
- P6 PAINT COLOR: VISTA PAINT OW 159
- P7 PAINT COLOR: VISTA PAINT OW 160
- P8 PAINT COLOR: VISTA PAINT 8555 TENDER TAN
- P9 PAINT COLOR: VISTA PAINT 8554 HERITAGE HILL
- P10 PAINT COLOR: VISTA PAINT 8552 SWISS CREAM
- P11 PAINT COLOR: VISTA PAINT 8550 DIG IT
- M1 ALUMINUM COLOR: ARCADIA STANDARD COLOR BRONZE
- M2 PPG CAP UC1987186L DURAMAR XL COPPER CANYON
- R1 BORAL ROOFING: CIRC 124-0306-0207 RUSTIC CARMEL
- S1 ABBOTT INDUSTRIES: CANVAS, RED #4699
- S2 ABBOTT INDUSTRIES: CANVAS, GREEN #4671
- S3 ABBOTT INDUSTRIES: CANVAS, STRIPED #4699 (COORDINATING)
- X1 HARVEST ALTURA MIX-RANDOM SPLIT WL 1'-12" T (+/- 1'-2")

EXTERIOR ELEVATION NOTES

1. USE ONLY STAINLESS STEEL, HOT DIPPED GALVANIZED OR ALUMINUM FASTENERS WHERE IN CONTACT WITH WESTERN RED CEDAR MEMBERS.
2. ALL LUMBER AND TIMBER CONNECTORS TO BE PAINTED FLAT BLACK IF NOT ORDERED ARCHITECTURAL APPEARANCE GRADE CONNECTORS PRE-FINISHED BLACK.
3. HW DOORS AND FRAMES TO MATCH COLOR OF ADJACENT WALL SURFACE, U.N.O.
4. EXTERIOR FINISHES SHOWN CAN BE ASSUMED TO WRAP AROUND ELEMENT INDICATED ON SIDES AND OPPOSITE SIDE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, COLORS, AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
6. COLORS SHALL BE AS SELECTED BY THE ARCHITECT FROM MFRS. STANDARD COLORS. FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW.
7. JOCK FOR EXTERIOR SIGNAGE, SEE ELECTRICAL DRAWINGS.

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
1882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTS AND PLANNERS
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 / F 949 715 3256
www.stoutenborough.com

NOT FOR
CONSTRUCTION
PLANNING REVIEW

MARINER'S POINTE

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

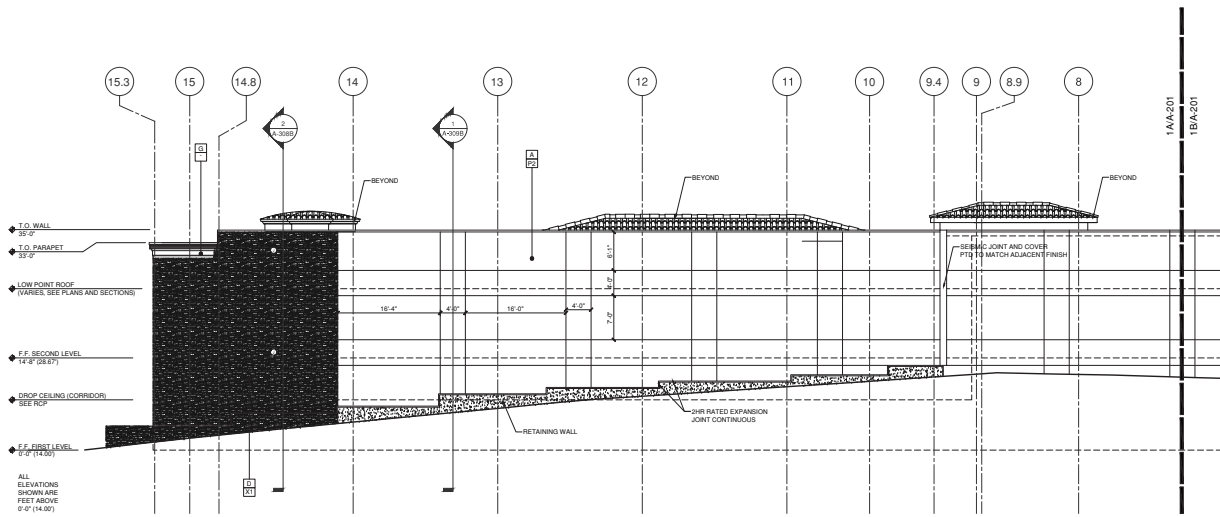
03-09-12	INITIAL AGENCY SUBMITTAL
05-29-12	PLANNING REVIEW

TITLE

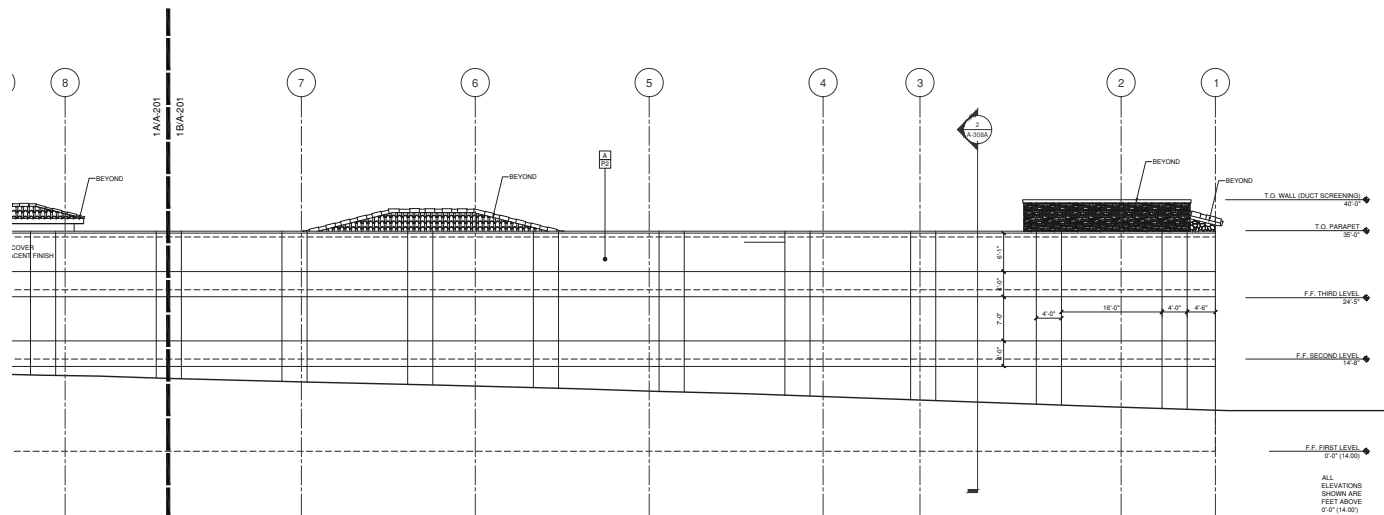
EXTERIOR ELEVATIONS

DATE	05-29-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

A-201



1A EXTERIOR ELEVATION - RETAIL NORTH
1/8" = 1'-0"



1B EXTERIOR ELEVATION - GARAGE NORTH
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE MATERIAL / ITEM

- A EXTERIOR CEMENT PLASTER - OMEGA COLORTEK SMOOTH-COAT FINISH
- B EXTERIOR CEMENT PLASTER - OMEGA COLORTEK LIGHT DASH FINISH
- C PAINTED CONCRETE
- D STONE VENEER
- E PRE-CAST CONCRETE - CAP, SURROUND, ETC. SEE DETAIL AS INDICATED
- F CLAY ROOF TILE - 2 PIECE MISSION CLAY TILES, BORAL ROOFING
- G GFRC - MOLDING, PIER, ENTABLATURE, CORNICE, PANEL, BALUSTRADE, ETC. SEE SECTIONS AND DETAILS
- H ALUMINUM STOREFRONT SYSTEM / WINDOW
- J DECORATIVE METAL - SEE DETAILS AS INDICATED
- K DECORATIVE PERCOLA / TRELLIS - SEE DETAILS AS INDICATED
- L DECORATIVE LIGHT FIXTURE
- M DECORATIVE CONTROL JOINT - SEE DETAILS AS INDICATED
- N FABRIC AWNING - BY OTHERS, GC TO PROVIDE SUPPORTS
- P DOOR(S) PER SCHEDULE
- R PRE-FINISHED METAL COPING / TRIM / FASCIA
- S NOT USED
- T WOOD - FRAMING, MOLDING, TRIM, FASCIA ETC. SEE DETAILS AND SECTIONS
- W EPS MOLDING, TRIM WITH SMOOTH FINISH CEMENT PLASTER, SEE DETAILS AND SECTIONS
- X METAL LOUVER(S) SEE DETAILS AND SECTIONS
- Y GREEN GLASS (DOUBLE PANE) MYLAR IN-BETWEEN, W/ METAL GRILL AND BACK LIGHT, SEE DETAILS
- Z TPO ROOFING PER SPEC'S AND PLAN; COLOR TAN

COLOR / FINISH

- P1 PLASTER COLOR: 56 PEARL GREY
- P2 PLASTER COLOR: 15 BIRCH WHITE
- P3 PLASTER COLOR: 432 MILKY QUARTZ
- P4 PAINT COLOR: VISTA PAINT OW 157
- P5 PAINT COLOR: VISTA PAINT OW 158
- P6 PAINT COLOR: VISTA PAINT OW 159
- P7 PAINT COLOR: VISTA PAINT OW 160
- P8 PAINT COLOR: VISTA PAINT 8555 TENDER TAN
- P9 PAINT COLOR: VISTA PAINT 8554 HERITAGE HILL
- P10 PAINT COLOR: VISTA PAINT 8552 SWISS CREAM
- P11 PAINT COLOR: VISTA PAINT 8550 DIG IT
- M1 ALUMINUM COLOR: ARCADIA STANDARD COLOR BRONZE
- M2 PPG CAP UC1987186L DURAMAR XL COPPER CANYON
- R1 BORAL ROOFING: CORIC D24-0206-0207 RUSTIC CARMEL
- S1 ABBOTT INDUSTRIES: CANVAS, RED #4699
- S2 ABBOTT INDUSTRIES: CANVAS, GREEN #4671
- S3 ABBOTT INDUSTRIES: CANVAS, STRIPED #4699 (COORDINATING)
- X1 HARVEST ALTURA MIX, RANDOM SPLIT WL 1-1/2" T (+/- 1/2")

EXTERIOR ELEVATION NOTES

1. USE ONLY STAINLESS STEEL, HOT DIPPED GALVANIZED OR ALUMINUM FASTENERS WHERE IN CONTACT WITH WESTERN RED CEDAR MEMBERS.
2. ALL LUMBER AND TIMBER CONNECTORS TO BE PAINTED FLAT BLACK IF NOT ORDERED ARCHITECTURAL APPEARANCE GRADE CONNECTORS PRE FINISHED BLACK.
3. HW DOORS AND FRAMES TO MATCH COLOR OF ADJACENT WALL SURFACE, U.N.O.
4. EXTERIOR FINISHES SHOWN CAN BE ASSUMED TO WRAP AROUND ELEMENT INDICATED ON SIDES AND OPPOSITE SIDE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, COLORS, AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
6. COLORS SHALL BE AS SELECTED BY THE ARCHITECT FROM MFRS. STANDARD COLORS. FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW.
7. J-BLOCK FOR EXTERIOR SIGNAGE, SEE ELECTRICAL DRAWINGS.

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
1882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTS AND PLANNERS
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenborough.com

NOT FOR
CONSTRUCTION
PLANNING REVIEW

MARINER'S POINTE

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

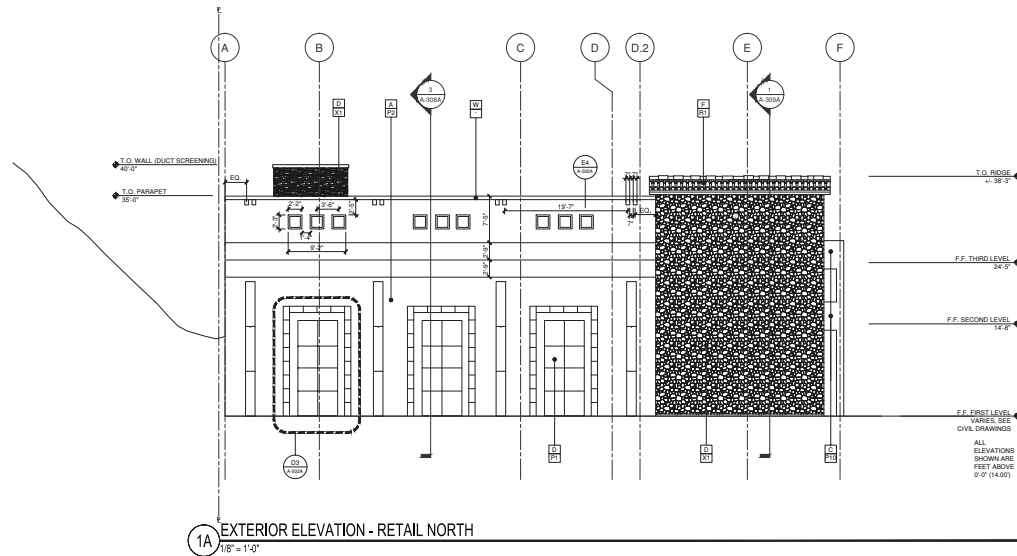
03-09-12	INITIAL AGENCY SUBMITTAL
05-29-12	PLANNING REVIEW

TITLE

EXTERIOR ELEVATIONS

DATE	05-29-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

A-202



1A EXTERIOR ELEVATION - RETAIL NORTH
1/8" = 1'-0"



1B EXTERIOR ELEVATION - GARAGE NORTH
1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE MATERIAL / ITEM

- A EXTERIOR CEMENT PLASTER - OMEGA COLORTEK SMOOTH-COAT FINISH
- B EXTERIOR CEMENT PLASTER - OMEGA COLORTEK LIGHT DASH FINISH
- C PAINTED CONCRETE
- D STONE VENEER
- E PRE-CAST CONCRETE - CAP, SURROUND, ETC. SEE DETAIL AS INDICATED
- F CLAY ROOF TILE - 2 PIECE MISSION CLAY TILES, BORAL ROOFING
- G GFRC - MOLDING, PIER, ENTABLATURE, CORNICE, PANEL, BALUSTRADE, ETC. SEE SECTIONS AND DETAILS
- H ALUMINUM STOREFRONT SYSTEM / WINDOW
- J DECORATIVE METAL - SEE DETAILS AS INDICATED
- K DECORATIVE PERGOLA / TRELLIS - SEE DETAILS AS INDICATED
- L DECORATIVE LIGHT FIXTURE
- M DECORATIVE CONTROL JOINT - SEE DETAILS AS INDICATED
- N FABRIC AWNING - BY OTHERS, GC TO PROVIDE SUPPORTS
- P DOOR(S) PER SCHEDULE
- R PRE-FINISHED METAL COPING / TRIM / FASCIA
- S NOT USED
- T WOOD - FRAMING, MOLDING, TRIM, FASCIA ETC. SEE DETAILS AND SECTIONS
- W EPS MOLDING, TRIM WITH SMOOTH FINISH CEMENT PLASTER, SEE DETAILS AND SECTIONS
- X METAL LOUVER(S) SEE DETAILS AND SECTIONS
- Y GREEN GLASS (DOUBLE PANE) MYLAR IN-BETWEEN, W/ METAL GRILL AND BACK LIGHT, SEE DETAILS
- Z TPO ROOFING PER SPEC AND PLAN; COLOR TAN

COLOR / FINISH

- P1 PLASTER COLOR: 56 PEARL GREY
- P2 PLASTER COLOR: 15 BIRCH WHITE
- P3 PLASTER COLOR: 432 MILKY QUARTZ
- P4 PAINT COLOR: VISTA PAINT OW 157
- P5 PAINT COLOR: VISTA PAINT OW 158
- P6 PAINT COLOR: VISTA PAINT OW 159
- P7 PAINT COLOR: VISTA PAINT OW 160
- P8 PAINT COLOR: VISTA PAINT 8555 TENDER TAN
- P9 PAINT COLOR: VISTA PAINT 8554 HERITAGE HILL
- P10 PAINT COLOR: VISTA PAINT 8552 SWISS CREAM
- P11 PAINT COLOR: VISTA PAINT 8550 DIG IT
- M1 ALUMINUM COLOR: ARCADIA STANDARD COLOR BRONZE
- M2 PPG CAP UC1987186L DURAMAR XL COPPER CANYON
- R1 BORAL ROOFING CORR C04-0906-0207 RUSTIC CARMEL
- S1 ABBOTT INDUSTRIES: CANVAS, RED #4699
- S2 ABBOTT INDUSTRIES: CANVAS, GREEN #4671
- S3 ABBOTT INDUSTRIES: CANVAS, STRIPED #4699 (COORDINATING)
- X1 HARVEST ALTURA MIX - RANDOM SPLIT WL 1'-1/2" T (+/- 1/2")

EXTERIOR ELEVATION NOTES

1. USE ONLY STAINLESS STEEL, HOT DIPPED GALVANIZED OR ALUMINUM FASTENERS WHERE IN CONTACT WITH WESTERN RED CEDAR MEMBERS.
2. ALL LUMBER AND TIMBER CONNECTORS TO BE PAINTED FLAT BLACK IF NOT ORDERED ARCHITECTURAL APPEARANCE GRADE CONNECTORS PRE FINISHED BLACK.
3. HW DOORS AND FRAMES TO MATCH COLOR OF ADJACENT WALL SURFACE, U.N.O.
4. EXTERIOR FINISHES SHOWN CAN BE ASSUMED TO WRAP AROUND ELEMENT INDICATED ON SIDES AND OPPOSITE SIDE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, COLORS, AND FINISHES WITH THE ARCHITECT. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION.
6. COLORS SHALL BE BE SELECTED BY THE ARCHITECT FROM MFRS. STANDARD COLORS. FINISHES ARE ALSO REQUIRED AT PORTIONS OF INSIDE FACE OF PARAPETS EXPOSED TO PUBLIC VIEW.

1

J.B.O. FOR EXTERIOR SIGNAGE, SEE ELECTRICAL DRAWINGS.

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
1882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

NOT FOR
CONSTRUCTION
PLANNING REVIEW

MARINER'S POINTE

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

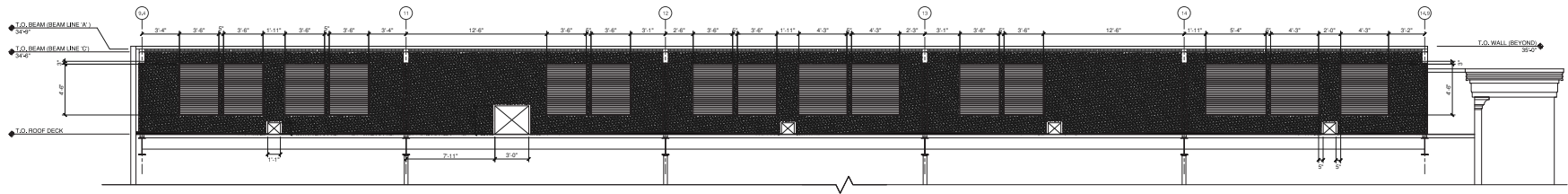
03-09-12	INITIAL AGENCY SUBMITTAL
05-29-12	PLANNING REVIEW

TITLE

EXTERIOR ELEVATIONS

DATE	05-29-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

A-203



KEYED NOTES:

1. LOUVER, P.D. SIZE PER ELEVATION (80% MIN. FREE AREA LOUVER). COLOR TO MATCH ADJACENT CEMENT PLASTER. EUP LOUVER OR EQUAL FROM WWW.ARCOLOUVERS.COM - PHONE 888-555-8371.
2. RIS, CAPPED PTD. MATCH PLASTER COLOR.
3. TAPERED ROOF BOARD AND INSULATION TO SLOPE, SEE PLAN.
4. SHEET METAL THROUGH WALL SCUPPER, SEE PLAN.
5. BRACING WALL, SEE STRUCTURAL DRAWINGS. CEMENT PLASTER ALL FACES.
6. WELDED ALUMINUM GRATING PANELS, SEE SPECIFICATIONS AND STRUCTURAL DRAWINGS.
7. INTERMEDIATE HSB STRUCTURAL MEMBER, SEE PLANS AND STRUCTURAL DRAWINGS.
8. ACCESS OPENING, SIZE PER PLANS AND ELEVATIONS. SHEET METAL.

1 EXTERIOR ELEVATION - MECHANICAL EQUIPMENT SCREENING

1/4" = 1'-0"

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURAL AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

NOT FOR
CONSTRUCTION
PLANNING REVIEW

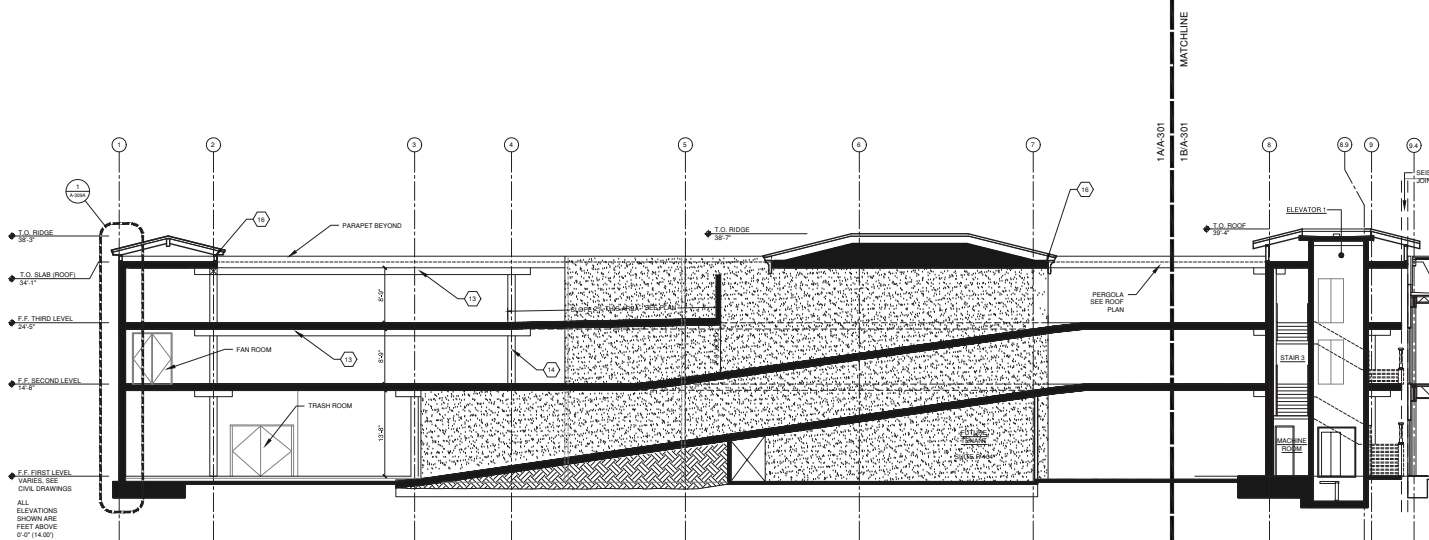
MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12	△	INITIAL AGENCY SUBMITTAL
05-29-12	△	PLANNING REVIEW
	△	
	△	
	△	
	△	

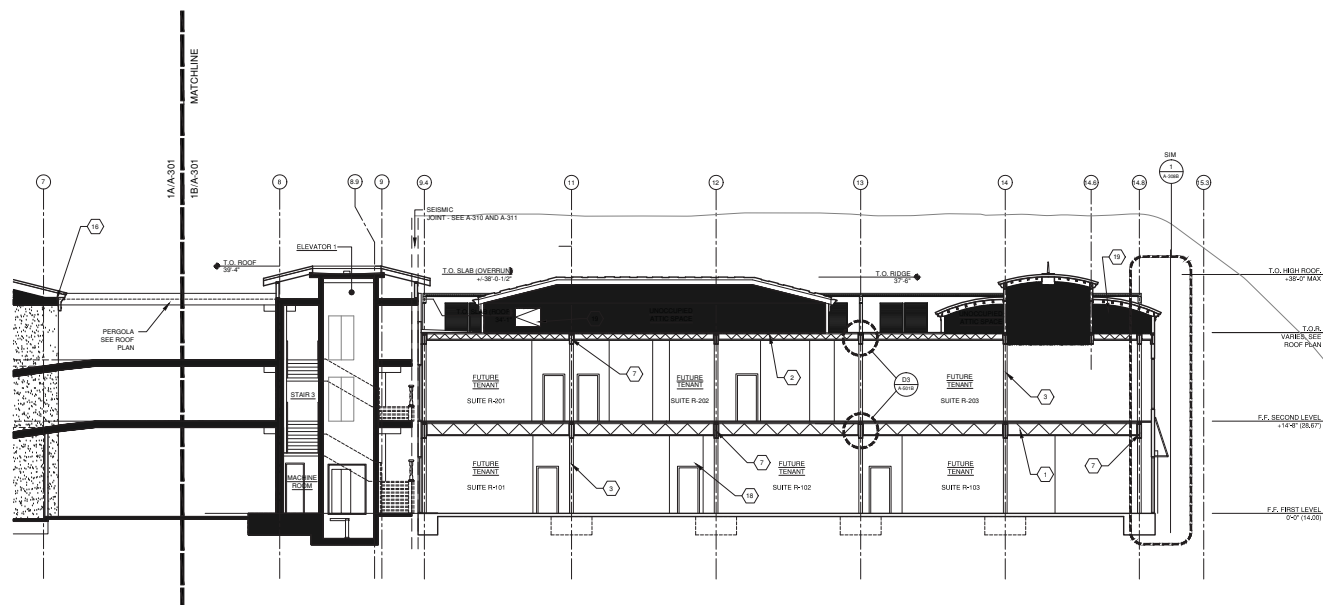
TITLE
EXTERIOR ELEVATIONS

DATE	05-29-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

A-204



1A BUILDING SECTION
1/8" = 1'-0"



1B BUILDING SECTION
1/8" = 1'-0"

SHEET KEYED NOTES

1. FIRE RATED FLOOR / CEILING ASSEMBLY, SEE FIRE RATED ASSEMBLY DETAIL A1 (A-01)
2. FIRE RATED ROOF / CEILING ASSEMBLY, SEE FIRE RATED ASSEMBLY DETAIL B1 (A-01)
3. FIRE PROTECTION OF ALL STRUCTURAL COLUMNS, SEE FIRE RATED ASSEMBLY DETAIL A-01
4. MECHANICAL SCREENING, SEE 1A-04 FOR ELEVATION
5. UNPAINTED EXTERIOR WALL, SEE PLAN WALL TYPES AND WALL ASSEMBLY DETAIL C1 (A-01)
6. FIRE RATED ROOF, SEE RATED ASSEMBLY DETAIL B1 (A-01) AND ROOF PLAN FOR ROOFING SPECIFICATIONS
7. FIRE RATED PROTECTION OF ALL BEAMS, SEE FIRE RATED ASSEMBLY DETAIL A-01
8. PERIMETER WALL, SEE C-01 AND STRUCTURAL DRAWINGS
9. GYM (FUTURE) FRAMED WALL AND RETAINING WALL TOP, SEE WALL SECTIONS, EXTERIOR ELEVATIONS AND C1 (A-01)
10. FIRE RATED VERTICAL SHAFT, SEE PLAN AND MECHANICAL DRAWINGS
11. GARAGE EXHAUST DUCT ENCLOSURE, SEE ROOF PLAN, ELEVATIONS AND DETAILS
12. GARAGE FLOOR STRUCTURAL CONCRETE POST-TENSIONED SLAB, SEE STRUCTURAL DRAWINGS
13. TYPICAL COLUMN/DROP PANEL, SEE PLAN AND STRUCTURAL DRAWINGS, MUST NOT EXCEED 10'-0" MAX. BEYOND HEIGHTS
14. STRUCTURAL CONCRETE COLUMN
15. SHEAR WALL BEYOND, SEE STRUCTURAL DRAWINGS
16. ROOF FRAMED OVER CONCRETE ROOF SLAB, SEE PLAN AND WALL SECTIONS
17. PERCOLATOR, SEE ELEVATIONS, DETAILS AND ROOF PLAN
18. FIRE RATED WALL TYPICAL, SEE WALL ASSEMBLY TYPES AND DETAILS
19. UNOCCUPIED ATTIC SPACE ACCESS, SEE ROOF PLAN
20. GARAGE EXHAUST DUCTING, SEE PLAN AND MECHANICAL DRAWINGS, MAINTAIN CLEARANCES AT PARKING STALLS
21. SUSPENDED CEILING PLASTER CEILING BELOW PARKING AREAS, SEE REFLECTED CEILING PLAN AND WALL SECTIONS

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTS AND PLANNERS
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenborough.com

NOT FOR
CONSTRUCTION
PLANNING REVIEW

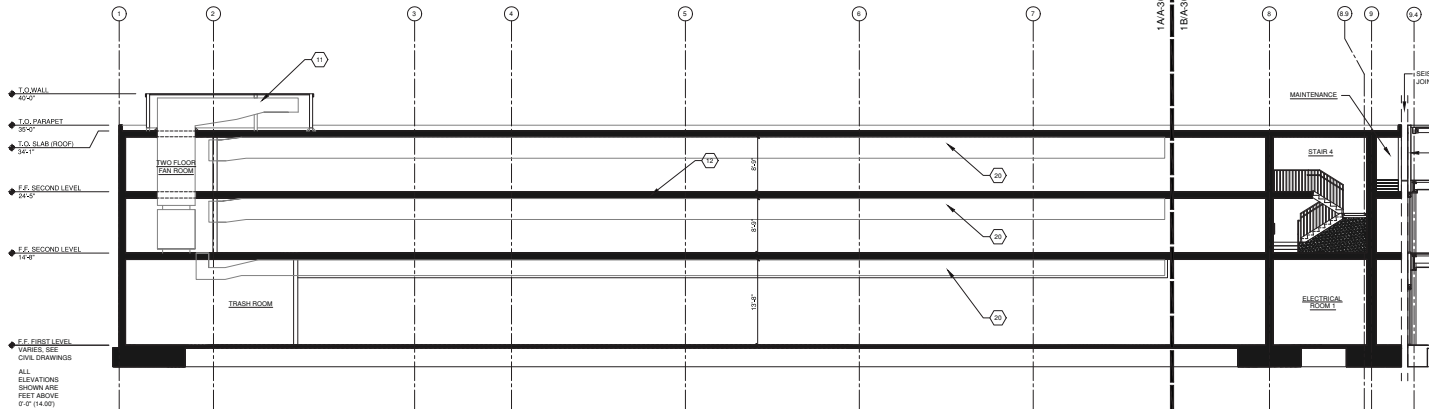
MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12	INITIAL AGENCY SUBMITTAL
05-29-12	PLANNING REVIEW

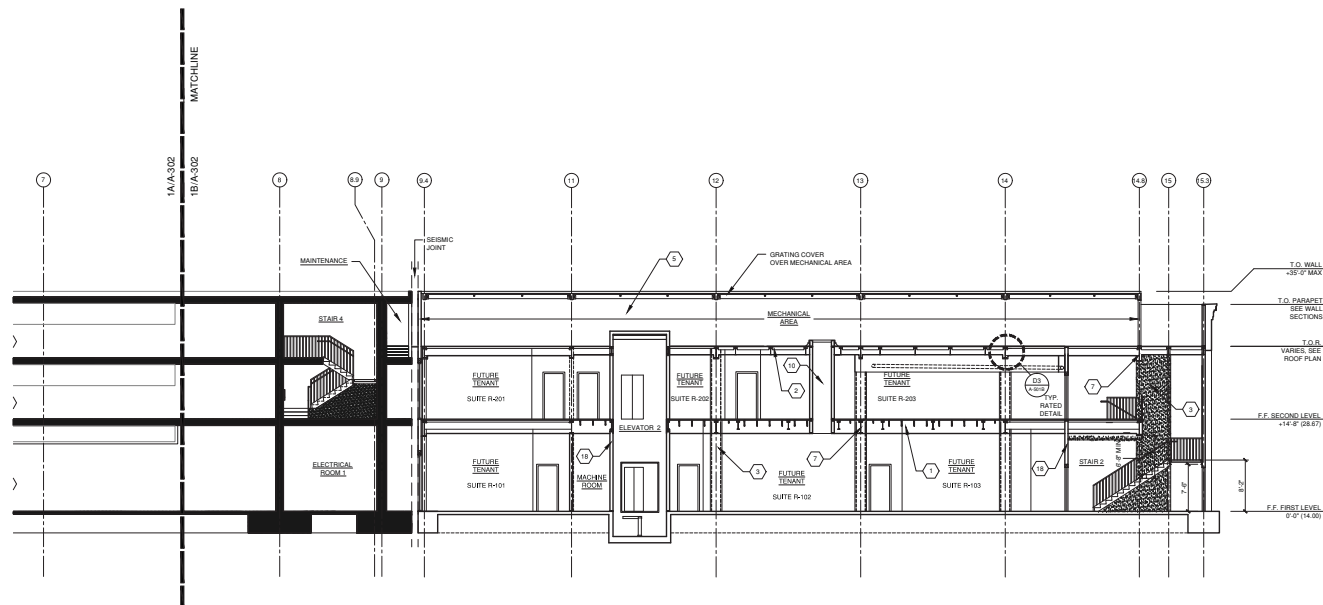
TITLE
BUILDING SECTIONS

DATE	05-29-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

A-301



1A BUILDING SECTION
1/8" = 1'-0"



1B BUILDING SECTION
1/8" = 1'-0"

SHEET KEYED NOTES

1. FIRE RATED FLOOR CEILING ASSEMBLY, SEE FIRE RATED ASSEMBLY DETAIL A1.1A(1)
2. FIRE RATED ROOF CEILING ASSEMBLY, SEE FIRE RATED ASSEMBLY DETAIL B1.1A(1)
3. FIRE RATED PROTECTION OF ALL STRUCTURAL COLUMNS, SEE FIRE RATED ASSEMBLY DETAIL A-1
4. MECHANICAL SCREENING, SEE 1A-204 FOR ELEVATION
5. FIRE RATED EXTERIOR WALL, SEE PLAN WALL TAGS AND WALL ASSEMBLY DETAIL C1.1A(1)
6. FIRE RATED ROOF, SEE RATED ASSEMBLY DETAIL B1.1A(1) AND ROOF PLAN FOR ROOFING SPECIFICATIONS
7. FIRE RATED PROTECTION OF ALL BEAMS, SEE FIRE RATED ASSEMBLY DETAIL A-1
8. RETAINING WALL, SEE C-101 AND STRUCTURAL DRAWINGS
9. GAP BETWEEN FRAMED WALL AND RETAINING WALL, TOP, SEE WALL SECTION, EXTERIOR ELEVATIONS AND C1.1A(1)
10. FIRE RATED VERTICAL SHAFT, SEE PLANS AND MECHANICAL DRAWINGS
11. GARAGE EXHAUST DUCT ENCLOSURE, SEE ROOF PLAN ELEVATIONS AND DETAILS
12. GARAGE FLOOR STRUCTURAL CONCRETE POST TENSIONED SLAB, SEE STRUCTURAL DRAWINGS
13. TYPICAL COLUMN DROP PANEL, SEE PLANS AND STRUCTURAL DRAWINGS, MUST NOT ENCRUSCH DRIVE-ABLE HEIGHTS
14. STRUCTURAL CONCRETE COLUMN
15. SHEAR WALL, BEYOND, SEE STRUCTURAL DRAWINGS
16. ROOF FRAMED OVER CONCRETE ROOF SLAB, SEE PLANS AND WALL SECTIONS
17. PERGOLA, SEE ELEVATIONS, DETAILS AND ROOF PLAN
18. FIRE RATED WALL TYPICAL, SEE WALL ASSEMBLY TYPES AND DETAILS
19. UNOCCUPIED ATTIC SPACE ACCESS, SEE ROOF PLAN
20. GARAGE EXHAUST DUCTING, SEE PLANS AND MECHANICAL DRAWINGS, MAINTAIN CLEARANCES AT PARKING STALLS
21. SUSPENDED CEILING PLASTER CEILING BELOW PAVED AREAS, SEE REFLECTED CEILING PLAN AND WALL SECTIONS

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
1882 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

NOT FOR
CONSTRUCTION
PLANNING REVIEW

MARINER'S POINTE

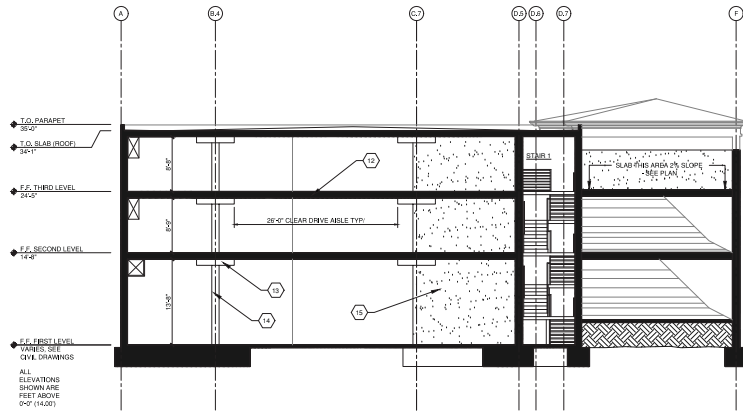
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12	INITIAL AGENCY SUBMITTAL
05-29-12	PLANNING REVIEW

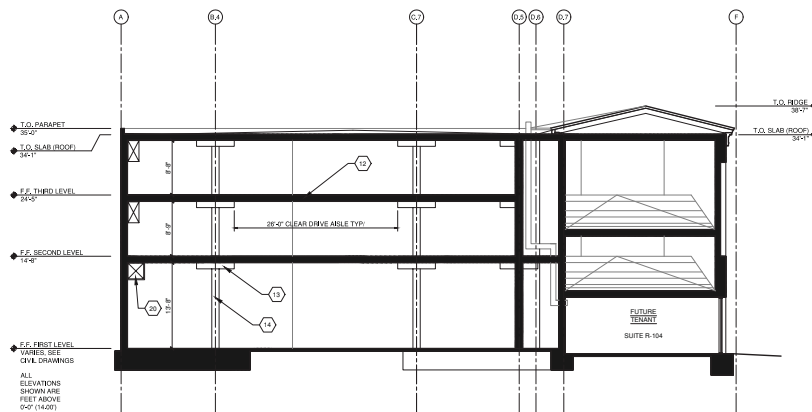
TITLE
BUILDING SECTIONS

DATE	05-29-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

A-302



1 BUILDING SECTION - GARAGE
1/8" = 1'-0"



2 BUILDING SECTION - GARAGE
1/8" = 1'-0"

SHEET KEYED NOTES

- 1 W/IR RATED FLOOR CEILING ASSEMBLY, SEE FIRE RATED ASSEMBLY DETAIL A1-A111
- 2 W/IR RATED ROOF CEILING ASSEMBLY, SEE FIRE RATED ASSEMBLY DETAIL B1-A111
- 3 W/IR RATED PROTECTION OF ALL STRUCTURAL COLUMNS, SEE FIRE RATED ASSEMBLY DETAIL B1-A111
- 4 MECHANICAL SCREENING, SEE 14-26 FOR ELEVATION
- 5 W/IR RATED EXTERIOR WALL, SEE PLAN WALL TAGS AND WALL ASSEMBLY DETAIL C1-A111
- 6 W/IR RATED ROOF, SEE RATED ASSEMBLY DETAIL B1-A111 AND ROOF PLAN FOR ROOFING SPECIFICATIONS
- 7 W/IR RATED PROTECTION OF ALL BEAMS, SEE FIRE RATED ASSEMBLY DETAIL B1-A111
- 8 RETAINING WALL, SEE CIVIL AND STRUCTURAL DRAWINGS
- 9 GAP BETWEEN FRAMED WALL AND RETAINING WALL, TOP, SEE WALL SECTIONS, EXTERIOR ELEVATIONS AND C1-A111
- 10 W/IR RATED VERTICAL SHAFT, SEE PLANS AND MECHANICAL DRAWINGS
- 11 GARAGE EXHAUST DUCT ENCLOSURE, SEE ROOF PLAN ELEVATIONS AND DETAILS
- 12 GARAGE PLAT STRUCTURAL CONCRETE POST-TENSIONED SLAB, SEE STRUCTURAL DRAWINGS
- 13 TYPICAL COLUMN DROP PANEL, SEE PLANS AND STRUCTURAL DRAWINGS, MUST NOT ENCRUSCH DRIVE ABLE HEIGHTS
- 14 STRUCTURAL CONCRETE COLUMN
- 15 SHEAR WALL, BEYOND, SEE STRUCTURAL DRAWINGS
- 16 ROOF FRAMED OVER CONCRETE ROOF SLAB, SEE PLANS AND WALL SECTIONS
- 17 PENICOLA, SEE ELEVATIONS, DETAILS AND ROOF PLAN
- 18 W/IR RATED WALL TYPICAL, SEE WALL ASSEMBLY TYPES AND DETAILS
- 19 UNOCCUPIED ATTICE SPACE ACCESS, SEE ROOF PLAN
- 20 GARAGE EXHAUST DUCTING, SEE PLANS AND MECHANICAL DRAWINGS, MAINTAIN CLEARANCES AT PARKING STALLS
- 21 SUPPLEMENTED CEMENT PLASTER CEILING BELOW PARKING ATTICAL, SEE REFLECTED CEILING PLAN AND WALL SECTIONS

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

NOT FOR
CONSTRUCTION
PLANNING REVIEW

MARINER'S POINTE

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

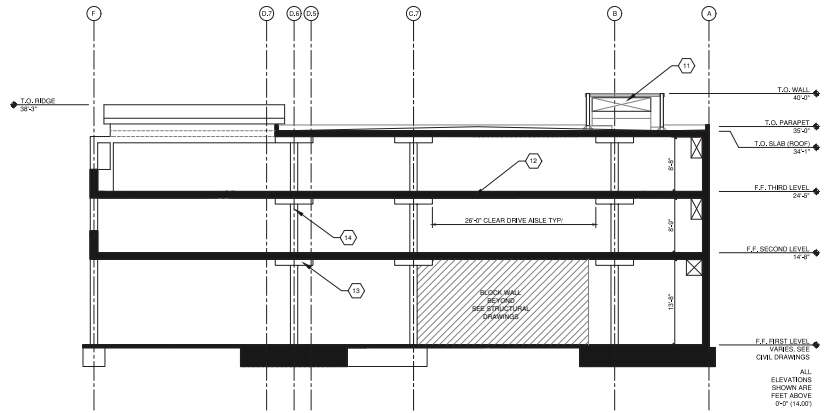
03-09-12	INITIAL AGENCY SUBMITTAL
05-29-12	PLANNING REVIEW

TITLE

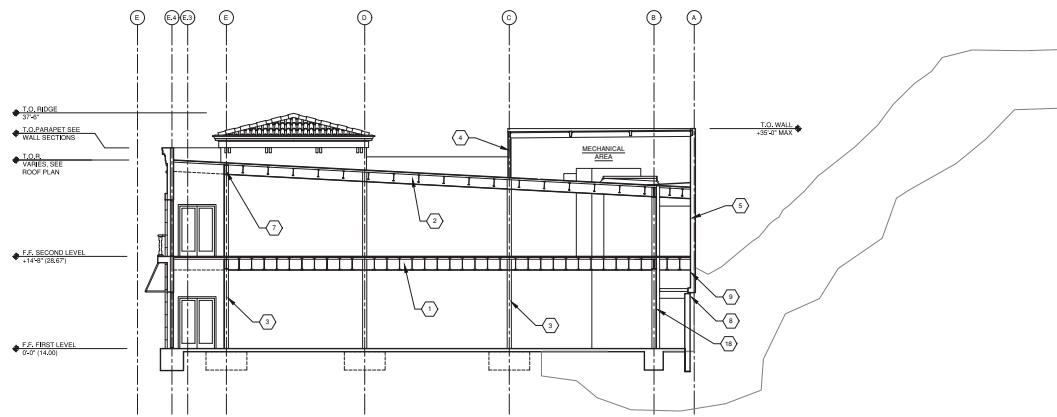
BUILDING SECTIONS

DATE	05-29-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

A-303



1 BUILDING SECTION - GARAGE
1/8" = 1'-0"



2 BUILDING SECTION - RETAIL
1/8" = 1'-0"

SHEET KEYED NOTES

1. FIRE RATED FLOOR CEILING ASSEMBLY, SEE FIRE RATED ASSEMBLY DETAIL A1.1A(1)
2. FIRE RATED ROOF CEILING ASSEMBLY, SEE FIRE RATED ASSEMBLY DETAIL B1.1A(1)
3. FIRE RATED PROTECTION OF ALL STRUCTURAL COLUMNS, SEE FIRE RATED ASSEMBLY DETAIL C1.1A(1)
4. MECHANICAL SCREENING, SEE 1A.26 FOR ELEVATION
5. FIRE RATED EXTERIOR WALL, SEE PLAN WALL TAGS AND WALL ASSEMBLY DETAIL C1.1A(1)
6. FIRE RATED ROOF, SEE RATED ASSEMBLY DETAIL B1.1A(1) AND ROOF PLAN FOR ROOFING SPECIFICATIONS
7. FIRE RATED PROTECTION OF ALL BEAMS, SEE FIRE RATED ASSEMBLY DETAIL D1.1A(1)
8. RETAINING WALL, SEE CIVIL AND STRUCTURAL DRAWINGS
9. GAP BETWEEN FRAMED WALL AND RETAINING WALL TOP, SEE WALL SECTIONS, EXTERIOR ELEVATIONS AND C1.1A(1)
10. FIRE RATED VERTICAL SHAFT, SEE PLANS AND MECHANICAL DRAWINGS
11. GARAGE EXHAUST DUCT ENCLOSURE, SEE ROOF PLAN ELEVATIONS AND DETAILS
12. GARAGE FLOOR STRUCTURAL CONCRETE POST TENSIONED SLAB, SEE STRUCTURAL DRAWINGS
13. TYPICAL COLUMN DROP PANEL, SEE PLANS AND STRUCTURAL DRAWINGS, MUST NOT ENCRUSH DRIVEABLE HEIGHTS
14. STRUCTURAL CONCRETE COLUMN
15. SHEAR WALL BEYOND, SEE STRUCTURAL DRAWINGS
16. ROOF FRAMED OVER CONCRETE ROOF SLAB, SEE PLANS AND WALL SECTIONS
17. PERGOLA, SEE ELEVATIONS, DETAILS AND ROOF PLAN
18. FIRE RATED WALL TYPICAL, SEE WALL ASSEMBLY TYPES AND DETAILS
19. UNOCCUPIED ATTIC SPACE ACCESS, SEE ROOF PLAN
20. GARAGE EXHAUST OUTLET, SEE PLANS AND MECHANICAL DRAWINGS, MAINTAIN CLEARANCES AT PARKING STALLS
21. SUPPLEMENT CEMENT PLASTER CLASH BELOW PAVED AREAS, SEE REFLECTED GRADE PLAN AND WALL SECTIONS

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

NOT FOR
CONSTRUCTION
PLANNING REVIEW

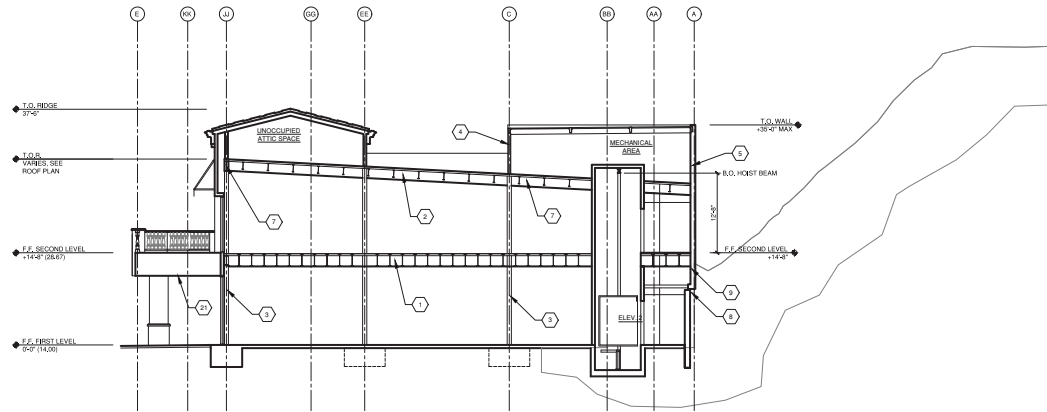
MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

03-09-12	INITIAL AGENCY SUBMITTAL
05-29-12	PLANNING REVIEW

TITLE
BUILDING SECTIONS

DATE	05-29-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

A-304



1 BUILDING SECTION - RETAIL
1/8" = 1'-0"

SHEET KEYED NOTES

1. UNOCCUPIED ATTIC SPACE
2. MECHANICAL AREA
3. T.O. ROOF
4. T.O. WALL
5. T.O. WALL
6. T.O. WALL
7. T.O. WALL
8. T.O. WALL
9. T.O. WALL
10. T.O. WALL
11. T.O. WALL
12. T.O. WALL
13. T.O. WALL
14. T.O. WALL
15. T.O. WALL
16. T.O. WALL
17. T.O. WALL
18. T.O. WALL
19. T.O. WALL
20. T.O. WALL
21. T.O. WALL

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTS AND PLANNERS
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

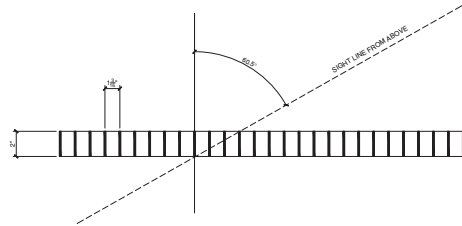
NOT FOR
CONSTRUCTION
PLANNING REVIEW

MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

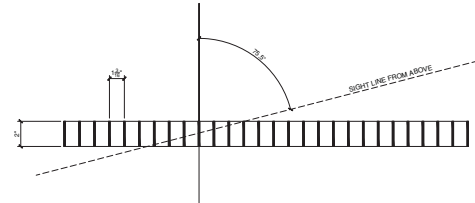
03-09-12	INITIAL AGENCY SUBMITTAL
05-29-12	PLANNING REVIEW

TITLE	
BUILDING SECTIONS	
DATE	05-29-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

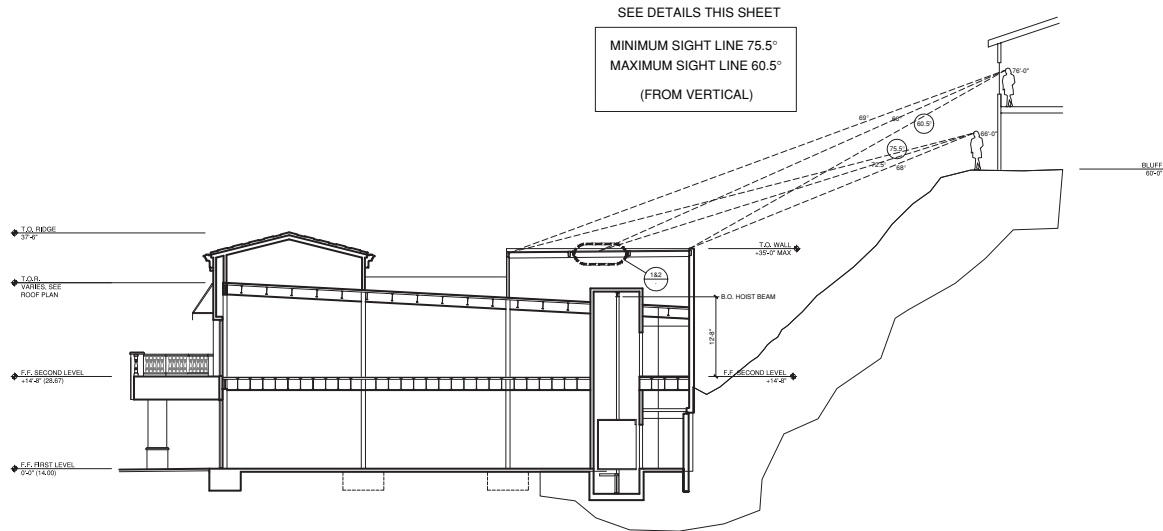
A-305



1 GRATING SECTION - SIGHT LINE - MAXIMUM 60.5 DEGREES
3" x 1'-0"



2 GRATING SECTION - SIGHT LINE - MINIMUM 75.5 DEGREES
3" x 1'-0"



WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

NOT FOR
CONSTRUCTION
PLANNING REVIEW

MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

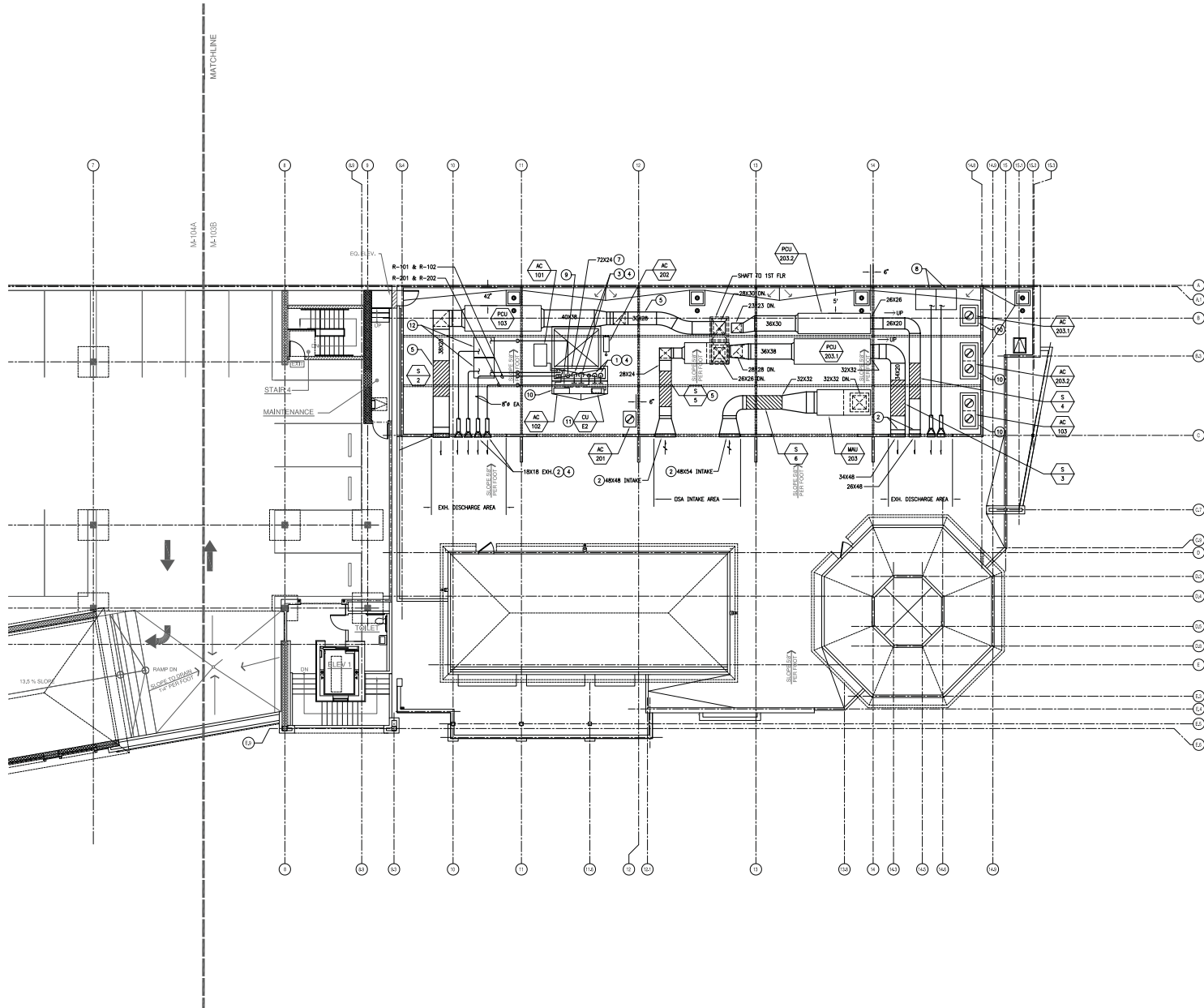
03-09-12	INITIAL AGENCY SUBMITTAL
05-29-12	PLANNING REVIEW

TITLE

SIGHT LINES

DATE	05-29-12
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

ASK-01



1 MECHANICAL RETAIL - ROOF PLAN
Scale: 1/8"=1'-0"

PLAN NOTES:

- 1" DIA SPACE R-201 AND R-202. TERMINATE WITH GOOSE NECK AT LOWER MEDE.
- TOP FLAT TRANSITION.
- 1" DIA SPACE R-101 AND R-102. TERMINATE WITH GOOSE NECK AT LOWER MEDE.
- PROVIDE 1/4" SS MESH SCREEN.
- INSTALL DUCT/ SILENCER AS HIGH AS POSSIBLE SUPPORTED FROM STRUCTURE ABOVE.
- SUPPORTED FROM ROOF FRAMING ABOVE ON RODS WITH SPRING ISOLATORS R/ Z' REFLECTION.
- MECHANICAL SHUT DOWN TO FIRST LEVEL.
- 4" DIA SPACE FOR TOILET AND DISHWASHER EXHAUST SPACE R-203.
- REFRIGERANT PIPING DOWN TO ELEVATOR MACHINE ROOM #2.
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- EQUIPMENT PLATFORM. SEE ARCHITECTURAL DRAWINGS.
- INSTALL ON MEDPHONE PADS.
- 4" DIA SPACE FOR TOILET AND DISHWASHER EXHAUST SPACE R-103.

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTS AND PLANNERS
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenborough.com

IDS
IDS GROUP, INC.
INTEGRATED DESIGN SERVICES
1 PETERS CANYON ROAD, SUITE 130
IRVINE, CA 92618
TEL: 949-387-4800, FAX: 949-387-0800

MARINER'S POINTE
WEST GATE HIGHWAY AT DOVER
NEWPORT BEACH, CA

11-17-11	△	PROGRESS
02-16-12	△	COORDINATION SET
03-09-12	△	INITIAL AGENCY SUBMITTAL
	△	
	△	
	△	

TITLE	
MECHANICAL RETAIL ROOF PLAN	
DATE	11-17-11
SCALE	
PROJECT NO.	10112-005
APPROVED	
SHEET	

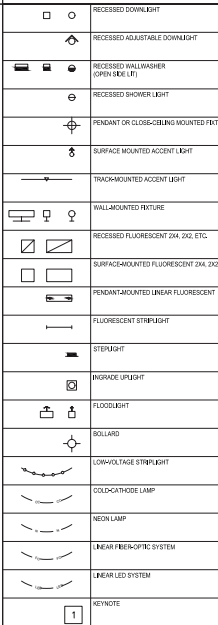
M-103B

LIGHTING REQUIREMENTS

- [illegible]

- [illegible]

LIGHTING SYMBOL LEGEND



DRAWING INDEX

LIGHTING

●	LTG6000	LIGHTING SHEET INDEX
●	LTG6001	LIGHTING FIXTURE SCHEDULE
●	LTG1010A	LIGHTING PLAN - LEVEL 1
●	LTG1010B	LIGHTING PLAN - LEVEL 1
●	LTG1020A	LIGHTING PLAN - LEVEL 2
●	LTG1020B	LIGHTING PLAN - LEVEL 2
●	LTG1030A	LIGHTING PLAN - LEVEL 3
●	LTG1030B	LIGHTING PLAN - LEVEL 3
●	LTG201	EXTERIOR LIGHTING ELEVATIONS
●	LTG202	EXTERIOR LIGHTING ELEVATIONS

102

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
Architects and Planners

420 Alta Vista Way, Suite 101
Laguna Beach, CA 92653

T 949 715 3257 | F 949 715 3258
www.stoutenboroughinc.com

**THE
RUSCHKA
COMPANY**

2 Executive Circle, Suite 202
Irvine, California 92614

(949) 252-2474
(949) 252-2475
FAX (949) 252-2476

Lighting Designers + Thermal Consultants

THIS DOCUMENT RELATES TO THE DESIGN INTENT ONLY. RUSCHKA COMPANY DOES NOT ASSUME ANY LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. RUSCHKA COMPANY IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT. RUSCHKA COMPANY IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

ALL ELECTRICAL INFORMATION AND LOCAL ENERGY CODES SHALL BE OBTAINED BY THE CONTRACTOR OR A LICENSED ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

ADDITIONAL DETAIL INFORMATION AND STRUCTURAL LOAD CALCULATIONS MUST BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.

FOR LIGHTING INFORMATION ONLY

MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

TITLE _____

LIGHTING SHEET INDEX

DATE PLANNING REVIEW: 5/29/2012

DATE PLANNING REVIEW: 5/29/2012

SCALE AS NOTED

SCALE AS NOTED

PROJECT NO. 10112-005

PROJECT NO. 10112-005

SHEET

SHEET

LIG000

LIG000

59

59

LIGHTING FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	LAMP	WATTS	VOLTAGE	NOTES
A1	SURFACE-MOUNTED COMPACT LED FLOODLIGHT WITH WIDE FLOOD OPTICS AND 1000M-WHITE LEDS	KIM LIGHTING CL-4500W-4000K-4000M-WHITE SURFACE-MOUNT BOX 1000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL	80A	PER EE	F GARAGE AT RETAINING WALL
A2	SURFACE-MOUNTED METAL HALIDE WARM LIGHT FOR WET LOCATIONS WITH ASYMMETRIC REFLECTOR AND GUYOT HOOD	AMETEK 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	77	PER EE	SHAWNEE ROOF
D1	RECESSED SMALL-APERTURE LED LINEAR DOWNLIGHT FOR DAMP LOCATIONS	STANLEY LIGHTING 1000M-WHITE-4000K-4000M-WHITE REFLECTOR 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	16	PER EE	F RETAIL AT COLUMBIA
D2	SURFACE-MOUNTED LED LINEAR DOWNLIGHT WITH 40 DEGREE DISTRIBUTION FOR DAMP LOCATIONS	SOLO STATE LUMINARIES 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	9	80/87	MAIN STAIRS
F6	PENDANT-MOUNTED DIRECT-ADJUST LINEAR FLUORESCENT LUMINAIRE FOR DAMP LOCATIONS WITH ONE LAMP IN CROSS-SECTION - 4' LENGTH	FEITLERS 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	60	PER EE	F GARAGE
F6	PENDANT-MOUNTED DIRECT-ADJUST LINEAR FLUORESCENT LUMINAIRE FOR DAMP LOCATIONS WITH TWO LAMPS IN CROSS-SECTION - 8' LENGTH	FEITLERS 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	120	PER EE	F GARAGE
F6	PENDANT-MOUNTED DIRECT-ADJUST LINEAR FLUORESCENT LUMINAIRE FOR DAMP LOCATIONS WITH TWO LAMPS IN CROSS-SECTION - 8' LENGTH	FEITLERS 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	120	PER EE	F GARAGE
F6	SURFACE-MOUNTED LINEAR FLUORESCENT LUMINAIRE FOR DAMP LOCATIONS WITH TWO LAMPS IN CROSS-SECTION - 4' LENGTH	HE WILLIAMS 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	60	PER EE	SHAWNEE
F6	SURFACE-MOUNTED LINEAR FLUORESCENT LUMINAIRE FOR DAMP LOCATIONS WITH FOUR LAMPS IN CROSS-SECTION - 4' LENGTH	HE WILLIAMS 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	120	PER EE	SHAWNEE
F6	COVE MOUNTED FLUORESCENT TRIP LIGHT WITH ASYMMETRICAL OPTICS	ELIPTICAL 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	60	PER EE	F GARAGE
L1	SURFACE-MOUNTED LED DOWNLIGHT FOR WET LOCATIONS WITH SPOT BATTERIES IN POLYCARBONATE TUBE	J & J ELECTRONICS 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	48 WAF 80 W/TRANSPOR MIR	PER EE	CORRIDOR
L2	SURFACE-MOUNTED LED DOWNLIGHT FOR WET LOCATIONS WITH SPOT BATTERIES WITH NARROW BEAMSPREAD	WILSON 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	48 WAF 80 W/TRANSPOR MIR	PER EE	COVE ABOVE PARKING ENTRANCE
L2	SURFACE-MOUNTED LED DOWNLIGHT FOR WET LOCATIONS WITH SPOT BATTERIES WITH GRazing OPTICS	LUMINARIES 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	48 WAF 80 W/TRANSPOR MIR	PER EE	PA-ADJ LIGHT BOMB
R1	SURFACE-MOUNTED DECORATIVE LUMINAIRE FOR DAMP LOCATIONS	ELA LIGHTING 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	48	PER EE	F RETAIL
R2	SURFACE-MOUNTED DECORATIVE LUMINAIRE FOR DAMP LOCATIONS	VBA 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	60	PER EE	F GARAGE ENTRY AREA
U1	SHAWNEE LINEAR WALL GRABBER WITH WARM WHITE LEDS	SEGA 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL	44	80/87	MAIN STAIR
U2	SHAWNEE LED FOUNTAIN LIGHT	FOCUS INDUSTRIES 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL	20	16	WATER FEATURE
W1	LINEAR FLUORESCENT WALL BRACKET FOR DAMP LOCATIONS WITH 8000K OPTICS AND ONE LAMP IN CROSS-SECTION - 4' LENGTH	FEITLERS 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	60	PER EE	SHAWNEE - 48' WAF
W2	LINEAR FLUORESCENT WALL BRACKET FOR DAMP LOCATIONS	VBA 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	67	PER EE	SHAWNEE - SECONDARY DOORS

LIGHTING FIXTURE SCHEDULE						
TYPE	DESCRIPTION	MANUFACTURER	LAMP	WATTS	VOLTAGE	NOTES
R2	LINEAR COMPACT FLUORESCENT WALL BRACKET FOR DAMP LOCATIONS	ELA LIGHTING 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	60	PER EE	MAIN STAIRWELL
W1	LOW-PROFILE METAL HALIDE WALLPACK WITH UP-CORRN OPTICS	COLE LIGHTING 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	44	PER EE	REAR PA-ADJ
W2	WALL-MOUNTED SHIELDED LED UP-CORRN LIGHT FOR WET LOCATIONS	HE LIGHTING 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	28	PER EE	REAR PA-ADJ
W2	BRACKET-MOUNTED LINEAR LED WARM LIGHT FOR WET LOCATIONS WITH WARM-WHITE LEDS	LED LIGHT BAR TO BE INSTALLED IN AREAS OF MAIN STAIRWELL J & J ELECTRONICS 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	4 WAF 80	80/87	F RETAIL, SHAWNEE
W2	FULL-OUTLET DECORATIVE WALL BRACKET	GOLDEN LIGHTING 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	6	120	IF RETAIL
W2	FULL-OUTLET WALL BRACKET	SHAWNEE 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	60	80/87	SECONDARY DOOR DOORS
W2	LARGE-SCALE FULL-OUTLET DECORATIVE WALL BRACKET	ELA LIGHTING 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	60	PER EE	REAR PADJACK
W2	WALL-MOUNTED DECORATIVE LIGHTING ELEMENT	BEYOND 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	21	PER EE	WET PANELS AT GARAGE PA-ADJ
W2	RECESSED COMPACT FLUORESCENT WALL LUMINAIRE WITH FULLY SHIELDED OPTICS	SEGA 1000M-WHITE-4000K-4000M-WHITE P/N: 1000M-WHITE	1000M-WHITE LEDS INTERNAL 8000 KELVIN 80 ON 8000 HOURS	60	80/87	SOUTH PARKWAY

WINSTON'S JEWELERS
C/O VBA'S PROPERTIES, INC.
1882 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

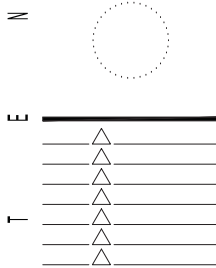
STOUTENBOROUGH
ARCHITECTS AND PLANNERS
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

NOT FOR CONSTRUCTION

THIS DOCUMENT IS THE PROPERTY OF STOUTENBOROUGH ARCHITECTS AND PLANNERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

FOR LIGHTING INFORMATION ONLY

MARINER'S POINTE
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA



TITLE
LIGHTING FIXTURE SCHEDULE

DATE PLANNING REVIEW: 5/29/2012
SCALE AS NOTED
PROJECT NO. 10112-005
APPROVED
SHEET

LTG001

THE CITY OF NEWPORT BEACH
 1. ALL OUTDOOR LIGHTING FIXTURES SHALL BE DESIGNED, SHIELDED, AIMED, LOCATED AND MAINTAINED TO SHIELD ADJACENT PROPERTIES AND TO NOT PRODUCE GLARE ONTO ADJACENT PROPERTIES OR ROADWAYS. UPON LIGHTING INSPECTION FROM CODE ENFORCEMENT, ADDITIONAL SHIELDING OR ADJUSTMENT MAY BE REQUIRED.
 2. FLASHING, REVOLVING, OR INTERMITTENT EXTERIOR LIGHTING VISIBLE FROM ANY PROPERTY LINE OR STREET SHALL BE PROHIBITED.

WINSTON'S JEWELERS
 C/O VBAS PROPERTIES, INC.
 18582 BEACH BOULEVARD, SUITE 225
 HUNTINGTON BEACH, CA 92648

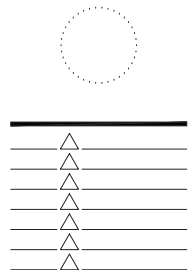
STOUTENBOROUGH
 ARCHITECTURAL AND PHOTOGRAPHY
 420 Alta Vista Way, Suite 100
 Laguna Beach, CA 92651
 T 949 715 3257 | F 949 715 3256
 www.stoutenboroughinc.com

RIKIXA
 COMPANY
 Lighting Designers + Trade Consultants
 25000 Calle Arroyo
 Irvine, California 92618
 (949) 253-2474
 (949) 253-2475
 www.rikixa.com

THIS DOCUMENT IS THE PROPERTY OF RIKIXA COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. RIKIXA COMPANY SHALL NOT BE HELD RESPONSIBLE FOR THE ACTIONS OR OMISSIONS OF ANY OTHER PARTY. ALL INFORMATION AND LOCAL ENERGY CODE COMPLIANCE SHALL BE PROVIDED BY A LICENSED ENGINEER OR ELECTRICAL CONTRACTOR. FOR LIGHTING ATTACHMENT DETAILS AND STRUCTURAL LOAD CALCULATIONS MUST BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.

FOR LIGHTING INFORMATION ONLY

MARINER'S POINTE
 WEST COAST HIGHWAY AT DOVER
 NEWPORT BEACH, CA



TITLE

LIGHTING PLAN -
 LEVEL 1

DATE

PLANNING REVIEW: 5/29/2012

SCALE

AS NOTED

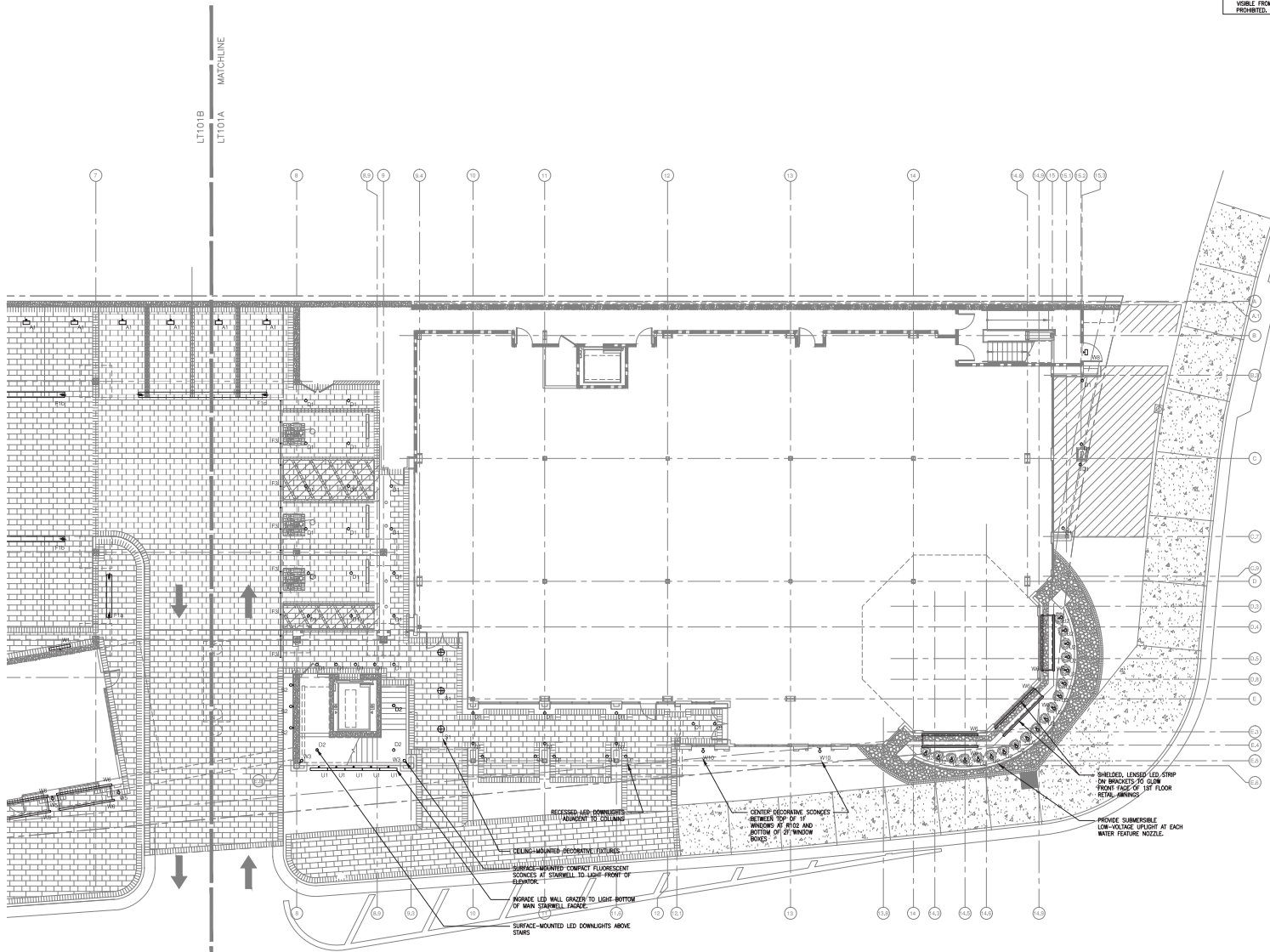
PROJECT NO.

10112-005

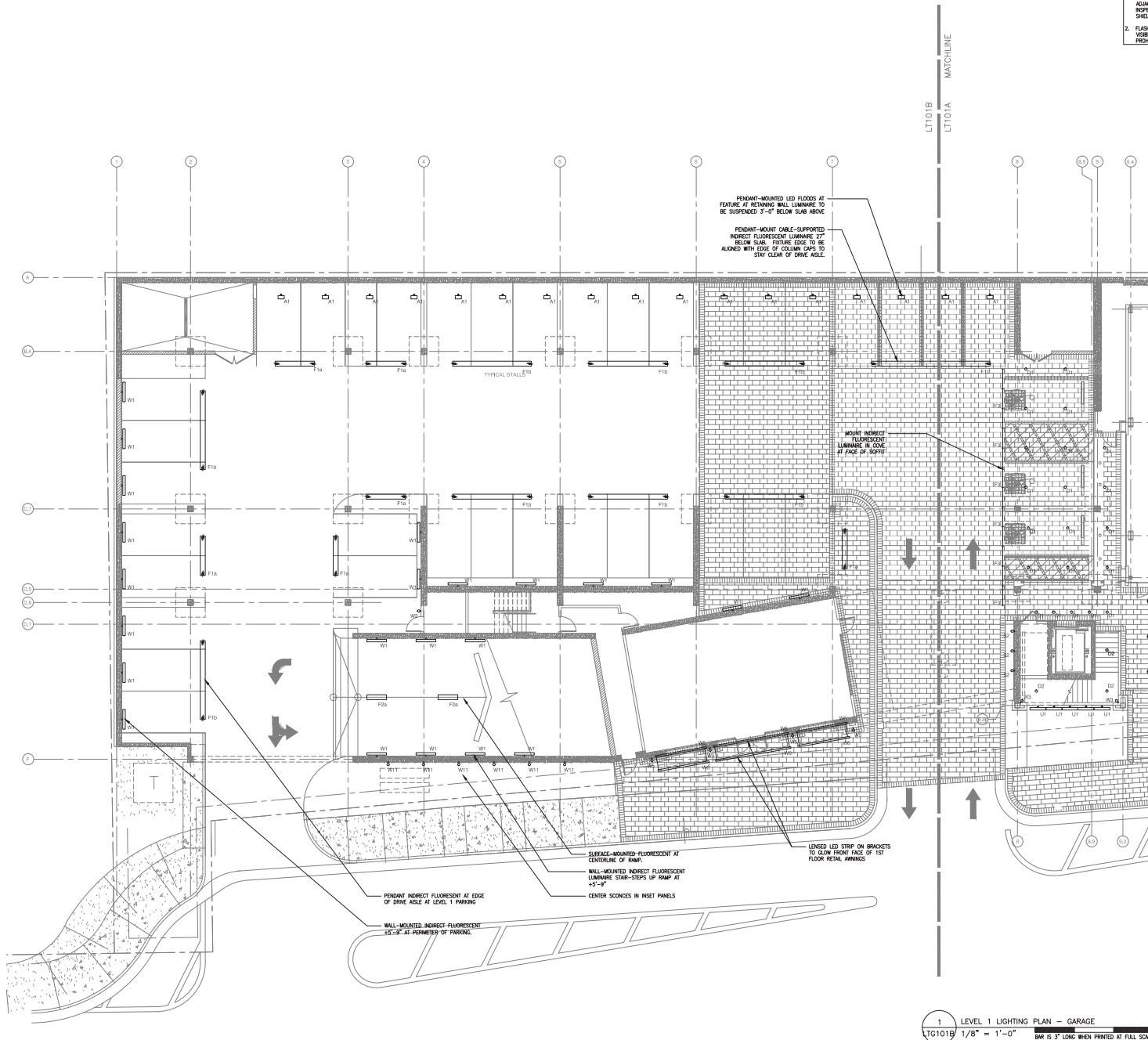
APPROVED

SHEET

LTG101A



1 LEVEL 1 LIGHTING PLAN - RETAIL
 LTG101A 1/8" = 1'-0" BAR IS 3" LONG WHEN PRINTED AT FULL SCALE



WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648



THIS NOTICE STATES THAT THE DESIGN INTENT OF ANY ILLINOIS CONTRACT DOES NOT ASSURE
REASONABLE CONSTRUCTION OF FOUNDATION, MATERIAL, OR IMPROVEMENT.

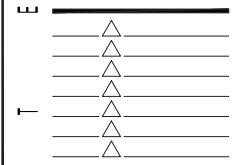
THE ILLINOIS CONTRACT WILL NOT BE HELD RESPONSIBLE
FOR THE WORKING DRAWINGS OR BUILDINGS TO
SECURE THE BEST PLANS.

ALL ELECTRICAL INFORMATION AND LOCAL ENERGY CODE
COMPLIANCE SHALL BE PROVIDED BY A LICENSED
ELECTRICIAN, ENGINEER OR ELECTRICAL CONTRACTOR.

ALSO, THE ATTACHMENT DETAILS AND STRUCTURAL
LOAD CALCULATIONS MUST BE PROVIDED BY A LICENSED
STRUCTURAL ENGINEER.

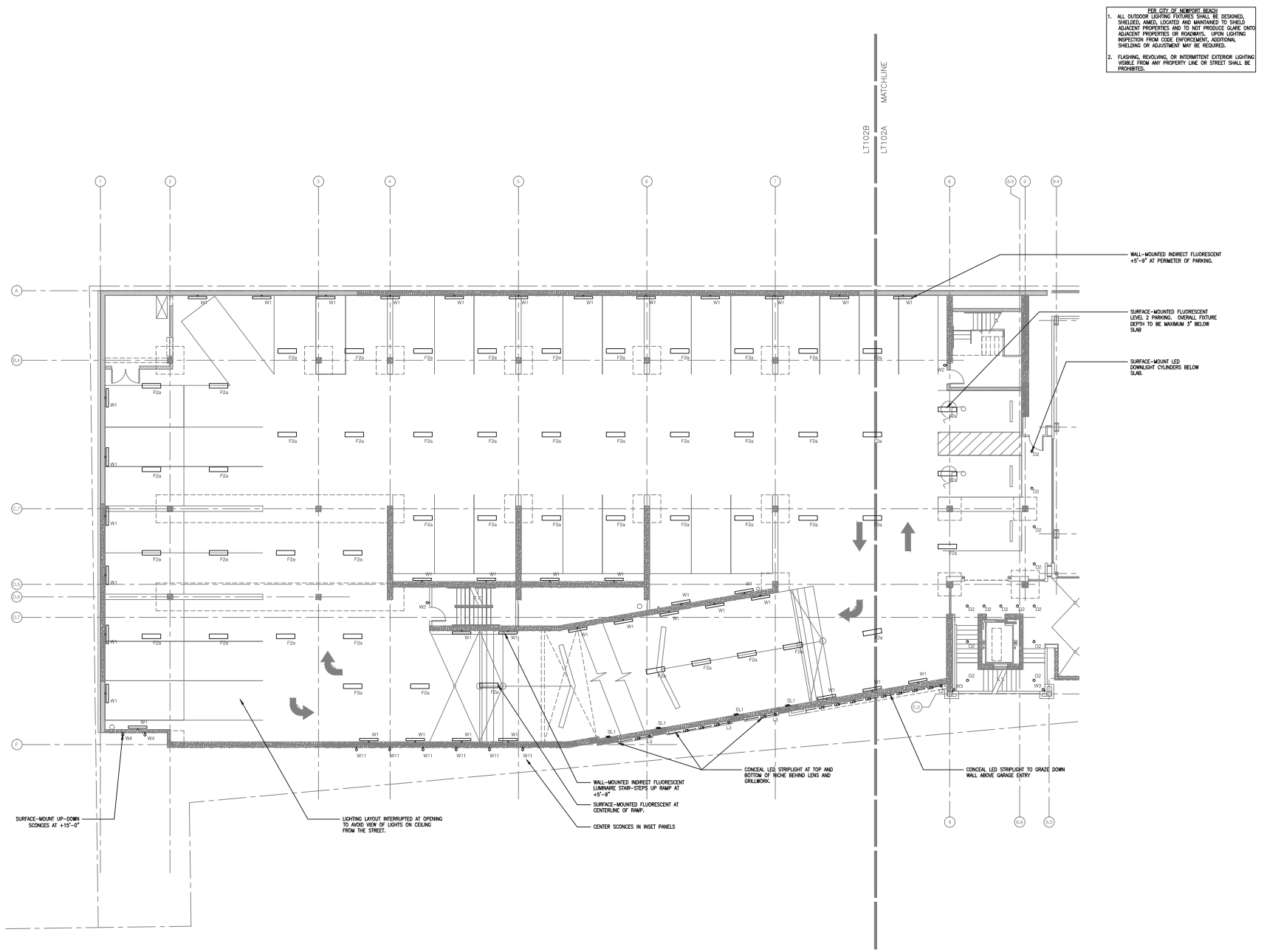
FOR LIGHTING INFORMATION ONLY

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA



TITLE	
LIGHTING PLAN - LEVEL 2	
DATE	PLANNING REVIEW: 5/29/2012
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

LTG102A



1
LT102B
LEVEL 2 LIGHTING PLAN - GARAGE
1/8" = 1'-0"
BAR IS 3" LONG WHEN PRINTED AT FULL SCALE

CITY OF NEWPORT BEACH
1. ALL OUTDOOR LIGHTING FIXTURES SHALL BE DESIGNED, SHIELDED, AIMED, LOCATED AND MAINTAINED TO SHIELD ADJACENT PROPERTIES AND TO NOT PRODUCE GLARE ONTO ADJACENT PROPERTIES OR ROADWAYS. UPON LIGHTING INSPECTION FROM CODE ENFORCEMENT, ADDITIONAL SHIELDING OR ADJUSTMENT MAY BE REQUIRED.
2. FLASHING, REVOLVING, OR INTERMITTENT EXTERIOR LIGHTING VISIBLE FROM ANY PROPERTY LINE OR STREET SHALL BE PROHIBITED.

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

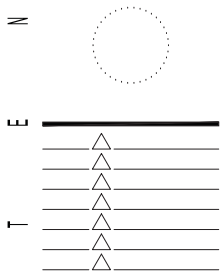
STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 | F 949 715 3256
www.stoutenboroughinc.com

NOT FOR CONSTRUCTION

RITZLA
COMPANY
Lighting Designers + The Consultants

THIS DOCUMENT IS THE PROPERTY OF RITZLA COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. RITZLA COMPANY SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR FOR THE RESULTS OF THE DESIGN. ALL INFORMATION AND LOCAL ENERGY CODE COMPLIANCE SHALL BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER OR ELECTRICAL ENGINEER. FOR LIGHTING INFORMATION ONLY

MARINER'S POINT
WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA



TITLE	LEVEL 2
DATE	PLANNING REVIEW: 5/29/2012
SCALE	AS NOTED
PROJECT NO.	10112-005
APPROVED	
SHEET	

LTG102B

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
18582 BEACH BOULEVARD, SUITE 226
HUNTINGTON BEACH, CA 92648

THIS DRAWING RELATES TO A DESIGN OR DESIGN INTENT ONLY. THE ENGINEER COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY, BUILDING, OR OCCUPANCY OF THE STRUCTURE FOR PROTECTION, MATERIAL, OR EQUIPMENT.

THE ENGINEER COMPANY WILL NOT BE HELD RESPONSIBLE FOR THE NEGLIGENCE OF CONTRACTORS OR BUILDERS TO ACCURATELY CONSTRUCT PLANS.

ALL ELECTRICAL INFORMATION AND LOCAL ENERGY CODE COMPLIANCE FORMS TO BE PROVIDED BY A LICENSED ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

ALL PERMIT ATTACHMENT DETAILS AND STRUCTURAL LOAD CALCULATIONS MUST BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.

MARINER'S POINTE

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA

LIGHTING PLAN -
LEVEL 3

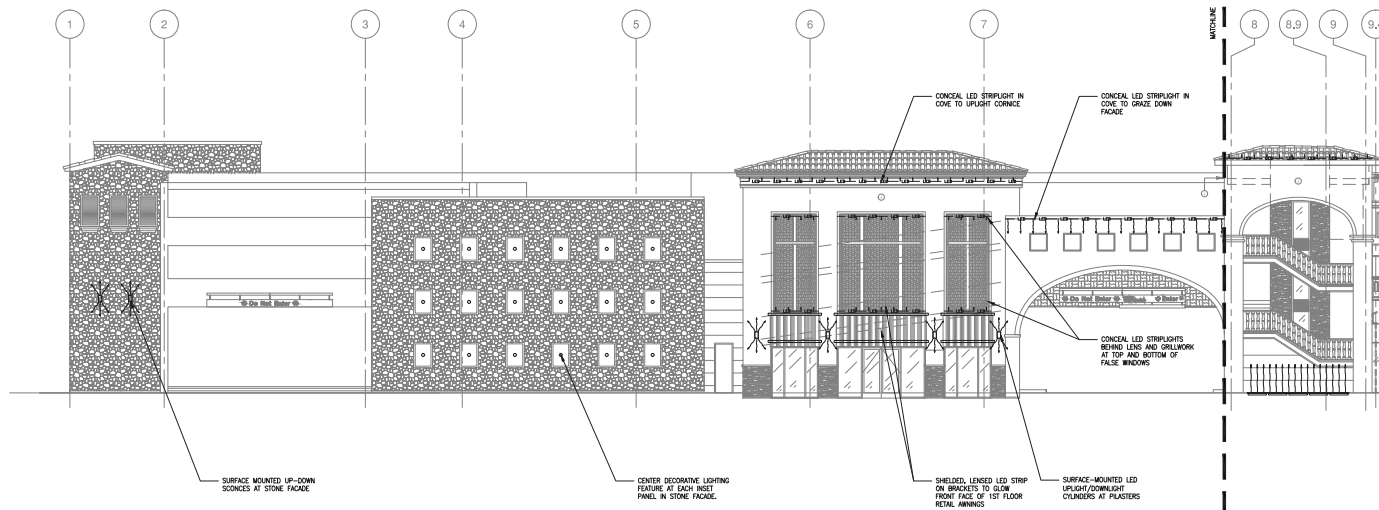
SHEET

LTG103A

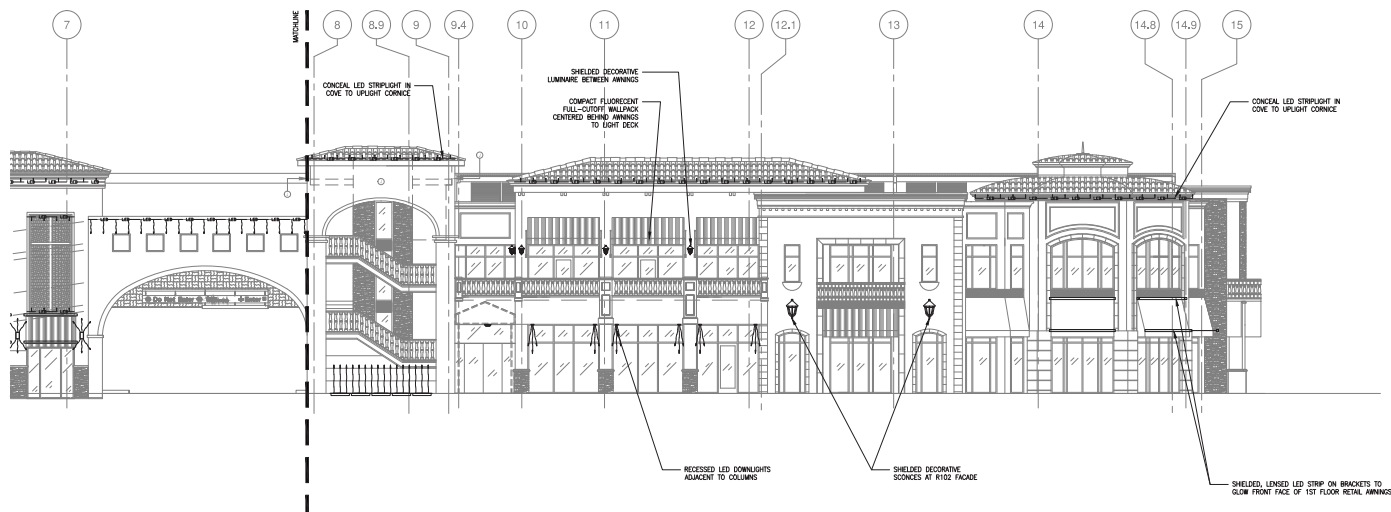


LTG103B





1 SOUTH LIGHTING ELEVATION - GARAGE
LTG201 1/8" = 1'-0" BAR IS 3" LONG WHEN PRINTED AT FULL SCALE



2 SOUTH LIGHTING ELEVATION - RETAIL
LTG201 1/8" = 1'-0" BAR IS 3" LONG WHEN PRINTED AT FULL SCALE

WINSTON'S JEWELERS
C/O VBAS PROPERTIES, INC.
1882 BEACH BOULEVARD, SUITE 225
HUNTINGTON BEACH, CA 92648

STOUTENBOROUGH
ARCHITECTURE AND PLANNING
420 Alta Vista Way, Suite 100
Laguna Beach, CA 92651
T 949 715 3257 / F 949 715 3256
www.stoutenboroughinc.com

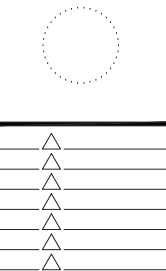
RITEXA
CONTRACT
Lighting Designers + Theatrical Consultants

THIS DOCUMENT IS THE PROPERTY OF RITEXA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THE USER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION OR RESULTS OF ANY ANALYSIS OR CALCULATION. ALL INFORMATION AND LOCAL ENERGY CODE COMPLIANCE SHALL BE PROVIDED BY A LICENSED ENGINEER OR ELECTRICAL CONTRACTOR. ATTACHMENT DETAILS AND STRUCTURAL LOAD CALCULATIONS MUST BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.

FOR LIGHTING INFORMATION ONLY

MARINER'S POINTE

WEST COAST HIGHWAY AT DOVER
NEWPORT BEACH, CA



TITLE
EXTERIOR
LIGHTING
ELEVATIONS

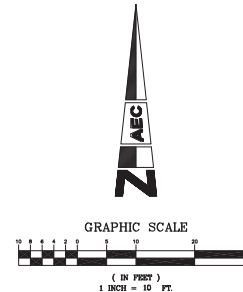
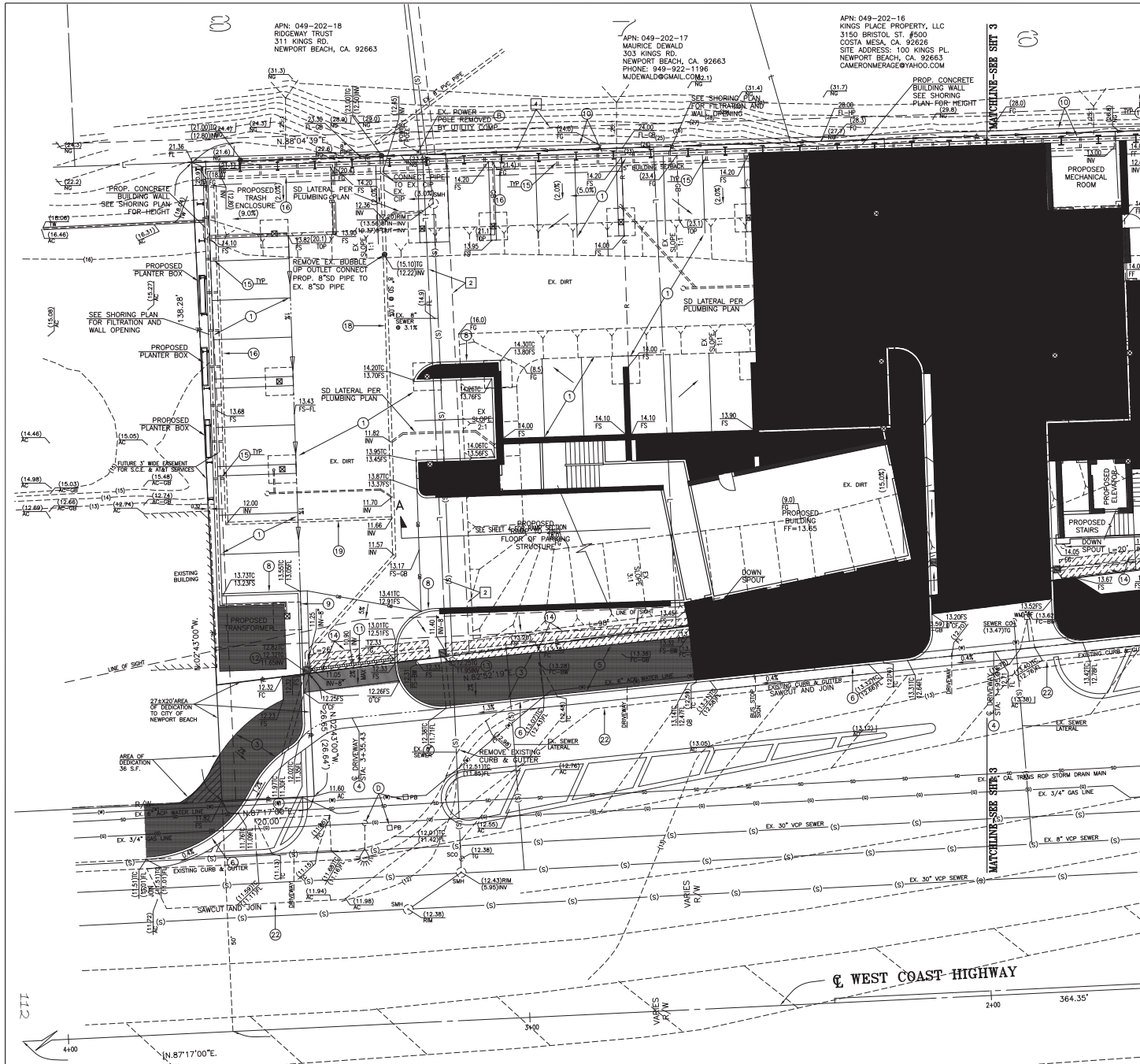
DATE PLANNING REVIEW: 5/29/2012
SCALE AS NOTED
PROJECT NO. 10112-005
APPROVED
SHEET

LTG201



103

LTG202



CONSTRUCTION NOTES

1. CONSTRUCT PAVEMENT PER STRUCTURAL RECOMMENDATIONS
2. CONSTRUCT CONCRETE PAVERS PER ARCHITECT'S PLAN
3. CONSTRUCT CONCRETE SIDEWALK PER CITY STANDARD STD-180-L
4. CONSTRUCT DRIVEWAY PER CITY STANDARD STD-161-L
5. CONSTRUCT PLUG FOR ABANDON DRIVEWAY PER CITY STANDARD STD-165-L
6. CONSTRUCT CURB AND GUTTER PER CITY STANDARD STD-182-L TYPE A
7. CONSTRUCT CURB DRAIN PER CITY STD-184-L (4"x14" CIP)
8. CONSTRUCT CURB PER DETAIL SHEET 4
9. CONSTRUCT CURB AND GUTTER PER DETAIL SHEET 4
10. CONSTRUCT V GUTTER PER DETAIL SHEET 4
11. CONSTRUCT TRENCH DRAIN PER DETAIL SHEET 4
12. CONSTRUCT 18" X 18" GRATE INLET PER DETAIL SHEET 4
13. CONSTRUCT 18" X 18" GRATE INLET WITHOUT FILTER PER DETAIL SHEET 4
14. CONSTRUCT INFILTRATION TRENCH PER DETAIL SHEET 4
15. INSTALL 4" PVC, SCHEDULE 40
16. INSTALL 6" PVC, SCHEDULE 40
17. INSTALL 8" PVC, SCHEDULE 40
18. INSTALL 8" CP
19. INSTALL 6" CP
20. INSTALL 12" RCP
21. INSTALL JUNCTION STRUCTURE
22. SAWCUT AND FEATHER TO JOIN

- (A) PROTECT
 (B) REMOVE
 (C) ADJUST TO GRADE
 (D) RELOCATE
- CONCRETE PAVERS
 CONCRETE SIDEWALK



NOTE

IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, ALLEY/STREET PAVEMENT, AND OTHER PUBLIC IMPROVEMENTS WILL BE REQUIRED BY THE CITY AT THE TIME OF PRIVATE CONSTRUCTION COMPLETION. SAID DETERMINATION AND THE EXTEND OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.

NOTE

AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.



Underground Service Alert of Southern California
Call: TOLL FREE
1-800-422-4133

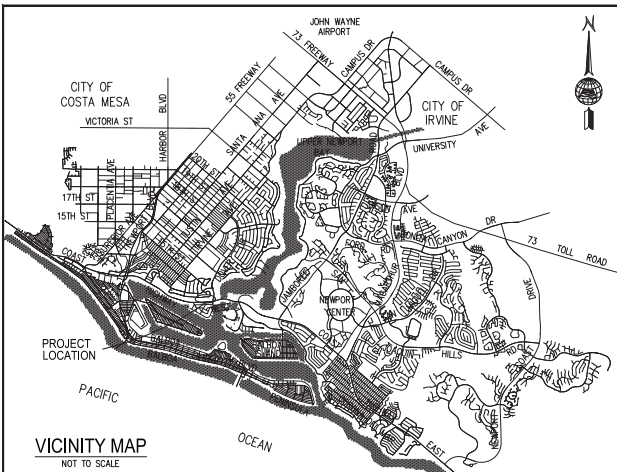
NOTICE TO CONTRACTOR

PURSUANT TO ASSEMBLY BILL 2019 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR OBTAINS AN INQUIRY ID. NUMBER FROM "UNDERGROUND SERVICE ALERT" (1-800-422-4133) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.

NO.	REVISIONS	DATE	APPD
	DESCRIPTION		

ANACAL ENGINEERING CO.
 CIVIL ENGINEERING & LAND SURVEYING
 1900 EAST LA PALMA AVENUE ~ SUITE 202 ~
 ANAHEIM, CALIFORNIA 92805
 PHONE: 714-774-1763 FAX: 714-774-4690
 E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM

PROJECT ENGINEER	DATE	SCALE	1" = 10'
DRAWN	V. F. L.	CHECKED	D. C. O.
SHEET TITLE	FINE GRADING PLAN		
PROJECT	MARINER'S POINT		
	200-300 WEST COAST HIGHWAY		
A.E.C. NO.	10028-FINE-CP		
SHEET NO.	2	6	



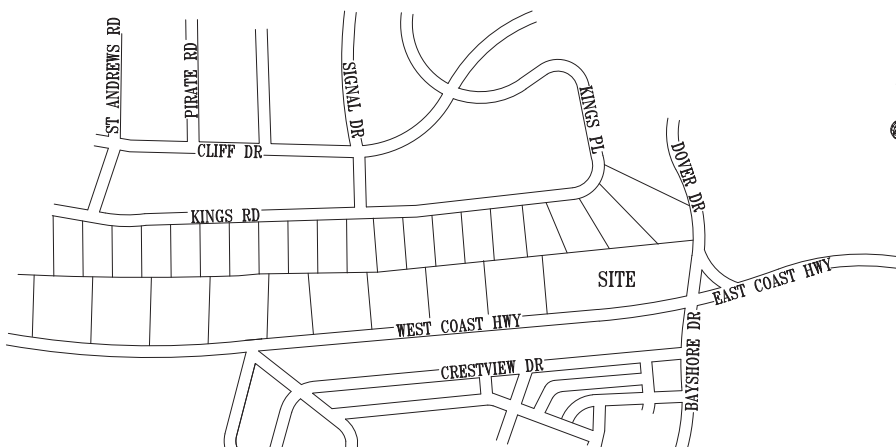
VICINITY MAP
NOT TO SCALE

LEGEND

—	FIRE HYDRANT	GI	GRATE INLET
—	EDGE PAVEMENT	GP	GUARD POST
—	WATER VALVE	L	LOT LINE
—	METER, PULL BOX	PA	PLANTER AREA
—	SIGN	PL	PROPERTY LINE
—	CONCRETE	R/W	RIGHT OF WAY
—	BLOCK WALL	WD	WOOD DECK
—	LIGHT STANDARD	ELEC	ELECTRICAL
—	TRAFFIC SIGNAL	WM	WATER METER
—	WOOD FENCE	PB	PULL BOX
—	CHAINLINK FENCE	RAD	RADIAL
—	WROUGHT IRON FENCE	PP	POWER POLE
—	STREET LIGHT	R	RIDGE
—	GAS VALVE	DR	DRAIN
—	FIRE HYDRANT	FG	FINISHED GRADE
—	TOP OF STEP	CO	CLEAN OUT
—	CURB FACE	BR	BIKE ROUTE
—	SQUARE FEET	FL	FLOWLINE
—	FOUND	TOP	TOP OF SLOPE
—	DRAIN	DR	DRAIN
—	TOP OF DRAIN	CRB	CROSS WALK BUTTON
—	EDGE OF GUTTER	FC	FINISHED CONCRETE
—	NATURAL GROUND	AC	ASPHALT PAVEMENT
—	BOTTOM OF STEP	TE	TRASH ENCLOSURE
—	SIGN POST	SCO	SEWER CLEAN OUT
—	FINISHED FLOOR	TC	TOP OF CURB
—	TRAFFIC	MH	MANHOLE
—	BACK OF WALK	GB	GRADE BREAK
—	TOP OF WALL	EX	EXISTING
—	TOP OF GRADE	TOE	BOTTOM OF SLOPE
—	EXISTING GRADE	FS	FINISHED SURFACE
—	DIRECTIONAL		

SHEET INDEX

SHEET	NO.	DESCRIPTION
1		TITLE SHEET
2		SEWER PLAN
3		PLAN & PROFILE



LOCATION MAP
NOT TO SCALE



Underground
Service Alert
of Southern California
Call: TOLL FREE
1-800-
422-4133

TWO WORKING DAYS BEFORE YOU DIG

NOTICE TO CONTRACTOR

PURSUANT TO ASSEMBLY BILL 3019, NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR CONTACTS AND OBTAINS AN INQUIRY L.D. NUMBER FROM "UNDERGROUND SERVICE ALERT" (1-800-422-4133) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.

OWNER OR DEVELOPER

VBAS PROPERTIES
1775 N. NEWPORT BOULEVARD
COSTA MESA, CA 92627

SOILS ENGINEER

MCTEC
5628 EAST SLAUSON
LOS ANGELES, CA 90040
323-889-5300
JOB NO. 4953-10-0881
JULY 14, 2013

EMERGENCY TELEPHONE NUMBERS

AGENCY

SOUTHERN CALIFORNIA GAS COMPANY
SOUTHERN CALIFORNIA Edison COMPANY
PACIFIC TELEPHONE COMPANY
CITY OF NEWPORT BEACH (UTILITIES DEPT.)
COUNTY SANITATION DISTRICTS
ADOLPHUS CABLE
UNDERGROUND SERVICE ALERT

TELEPHONE

1-800-624-8153
1-800-611-1911
611
949-644-3011
714-862-2411
949-542-4222
1-800-422-4133

BENCHMARK

BENCHMARK NO. 3K-244-82

DESCRIBED BY OCS 2002 - FOUND 3.75" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-244-82", SET IN TOP OF A CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF PACIFIC COAST HIGHWAY AND NEWPORT BAY CROSSING, 42 FEET SOUTHERLY OF THE CENTERLINE OF PACIFIC COAST HIGHWAY AND 57 FEET EASTERLY OF THE WEST END OF THE SOUTHERN GUARD RAIL ALONG BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEVATION: 19.259 FEET (NAVD83)



PUBLIC WORKS DEPARTMENT MARINER'S POINT

APPROVED: _____
DIRECTOR OF PUBLIC WORKS R.C.E. NO. 36106

APPROVED: _____
DEPUTY PUBLIC WORKS DIRECTOR/CITY ENGINEER R.C.E. NO. 47961

DATE: _____
DATE: _____

GENERAL NOTES

- THE CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NEWPORT BEACH CONSTRUCTION STANDARDS, STANDARD SPECIAL PROVISIONS, DESIGN CRITERIA, STANDARD DRAWINGS AND THE "STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION", 2008 EDITION AND SUPPLEMENTS.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN AS PER AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION OF NEW FACILITIES.
- THE WALLS AND FACE OF ALL EXCAVATIONS GREATER THAN FIVE (5) FEET IN DEPTH SHALL BE EFFECTIVELY GUARDED BY A SHORING SYSTEM, SLOPING OF THE GROUND OR OTHER EQUIVALENT MEANS. TRENCHES OR EXCAVATIONS LESS THAN FIVE (5) FEET IN DEPTH SHALL ALSO BE GUARDED WHEN EXAMINATION INDICATES THAT HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED.
- THE CONTRACTOR(S) SHALL OBTAIN A PERMIT TO PERFORM EXCAVATION OR TRENCH WORK AS DESCRIBED IN NOTE 5 ABOVE FROM CAL-OSHA.
- ALL SEWER PIPE SHALL BE BEDDED PER CITY OF NEWPORT BEACH STD-106-L.
- PVC SEWER PIPE MAY BE USED IN LIEU OF PVC PIPE BY SPECIAL PERMISSION. PIPE SHALL BE MANUFACTURED PER ASTM D-3034 SDR-35 OR ASTM F-798. ALL FITTINGS SHALL BE PREFABRICATED FULL-BODY FITTINGS. PVC SEWER PIPE BEDDING SHALL BE 3/8" CRUSHED ROCK FROM 6" BELOW THE PIPE TO 12" ABOVE THE TOP OF THE PIPE AND SHALL BE CONSOLIDATED BY JETTING PRIOR TO COMPLETION OF BACKFILL.
- PRIOR TO THE CONTRACTOR PERFORMING MODIFICATIONS AND REPAIRS TO THE C.S.D.O.C. MANHOLE STRUCTURES, THE CONTRACTOR SHALL OBTAIN A PERMIT AND ASK FOR INSPECTION BY C.S.D.O.C. CONSTRUCTION DIVISION AT (714) 862-2411 EXT. 5113.
- ALL SEWER LINES TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF NEWPORT BEACH SHALL BE INSPECTED BY THE CITY UTILITIES PERSONNEL. ANY SEWER LINE FOUND TO BE INSTALLED INCORRECTLY, DEFECTIVE, DAMAGED OR OTHERWISE COMPROMISED SHALL BE REPAIRED/REPLACED AND RESPECTED, INCLUDING AIR TEST, MANHOLE, AND VIDEO PRIOR TO ACCEPTANCE.
- WHERE SEWER LATERAL TRENCHES ARE LOCATED WITHIN 5' OF EACH OTHER, THE PAVEMENT SECTION BETWEEN THE LATERALS SHALL BE RECONSTRUCTED.
- THE CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT 48 HOURS IN ADVANCE OF ROAD CLOSURES AT (714) 644-3106.
- THE CONTRACTOR SHALL REQUEST INSPECTION FROM THE PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF PERFORMING ANY WORK AT 644-3311 FOR PUBLIC WORKS, AND 644-3011 FOR UTILITIES. THE PUBLIC WORKS DEPARTMENT INSPECTOR SHALL ALSO BE NOTIFIED AFTER PLACEMENT OF FORMS AND PRIOR TO PLACEMENT OF ANY CONCRETE FOR CURBS AND GUTTER SO THAT THE FORMS CAN BE CHECKED FOR LINE AND GRADE AND COMPLY WITH EXISTING CONSTRUCTION.
- SEWER LENGTHS SHOWN IN PROFILE AND IN THE ESTIMATED QUANTITIES ARE HORIZONTAL DISTANCES.
- IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, ALLEY/STREET PAVEMENT, AND OTHER PUBLIC IMPROVEMENTS WILL BE REQUIRED BY THE CITY AT THE TIME OF PRIVATE CONSTRUCTION COMPLETION. SAD DETERMINATION AND THE EXTEND OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL CHECK THE FLOW LINE ELEVATION OF EXISTING JUNCTURE AGAINST CONTROL PROVIDED PRIOR TO CONSTRUCTION. IF THE EXISTING FLOW LINE VARIES FROM THE PLAN ELEVATION BY MORE THAN 0.10' THE ENGINEER SHALL ADJUST THE GRADES BETWEEN THE JUNCTURE AND THE NEXT UPSTREAM MANHOLE WITH THE APPROVAL OF THE FIELD ENGINEER.
- ADJUST ALL MANHOLES TO GRADE AFTER PLACING FINAL LIFT OF ASPHALT.
- 2-SACK SAND CEMENT SLURRY TRENCH BACKFILL SHALL BE REQUIRED TO 1' ABOVE THE FINISHED TOP OF PIPE WHERE LINE IS CONSTRUCTED AT A SLOPE OF 5:1 OR MORE.
- WHEN THE SEWER MAIN AND LATERALS ARE COMPLETE, ALL ADJACENT UTILITIES ARE COMPLETED, LINES BALLED, 100 % AIR TESTED, T.V. INSPECTION COMPLETE (PER T.V. SPECIFICATIONS), PLUMBED PROTECTORS ON MANHOLE SHELVES, MORTARED PROTECTION PLATES ON CONES, AND AS BUILT W/S SHEETS SUBMITTED, THEN THE SEWER WILL BE LISTED AS 95 % COMPLETE.
- THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UNDERGROUND UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THIS MAP.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR SUBSTRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

CONSTRUCTION STAKING NOTICE

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF ANACAL ENGINEERING COMPANY WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETE PROJECT. IF, HOWEVER ANOTHER ENGINEERING AND/OR SURVEYING FIRM SHOULD BE EMPLOYED TO USE THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF ANACAL ENGINEERING COMPANY WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF ANACAL ENGINEERING COMPANY HAD PERFORMED THE STAKING WORK.

CONSTRUCTION NOTES

- CONSTRUCT 6" SDR 35 PVC SEWER LINE. BACKFILL, BEDDING, AND TRENCH RESURFACING PER CITY STD-105-L-A AND STD-106-L
- CONSTRUCT 6" SDR 35 PVC SEWER LINE. BACKFILL, BEDDING, AND TRENCH RESURFACING PER CITY STD-105-L-A AND STD-106-L
- CONSTRUCT 48" SEWER MANHOLE PER CITY STD-401-L
- CONSTRUCT 4" SEWER LATERAL CONNECTION TYPE A PER CITY STD-406-L AND CAP
- CUT AND CAP EXISTING 8" SEWER LINE
- CONNECT 4" LATERAL TO EXISTING 4" RISER
- CONSTRUCT 36" SEWER MANHOLE PER DETAIL SHEET 2

- (A) PROTECT
(B) REMOVE
(C) ADJUST TO GRADE
(D) RELOCATE

XXXXX

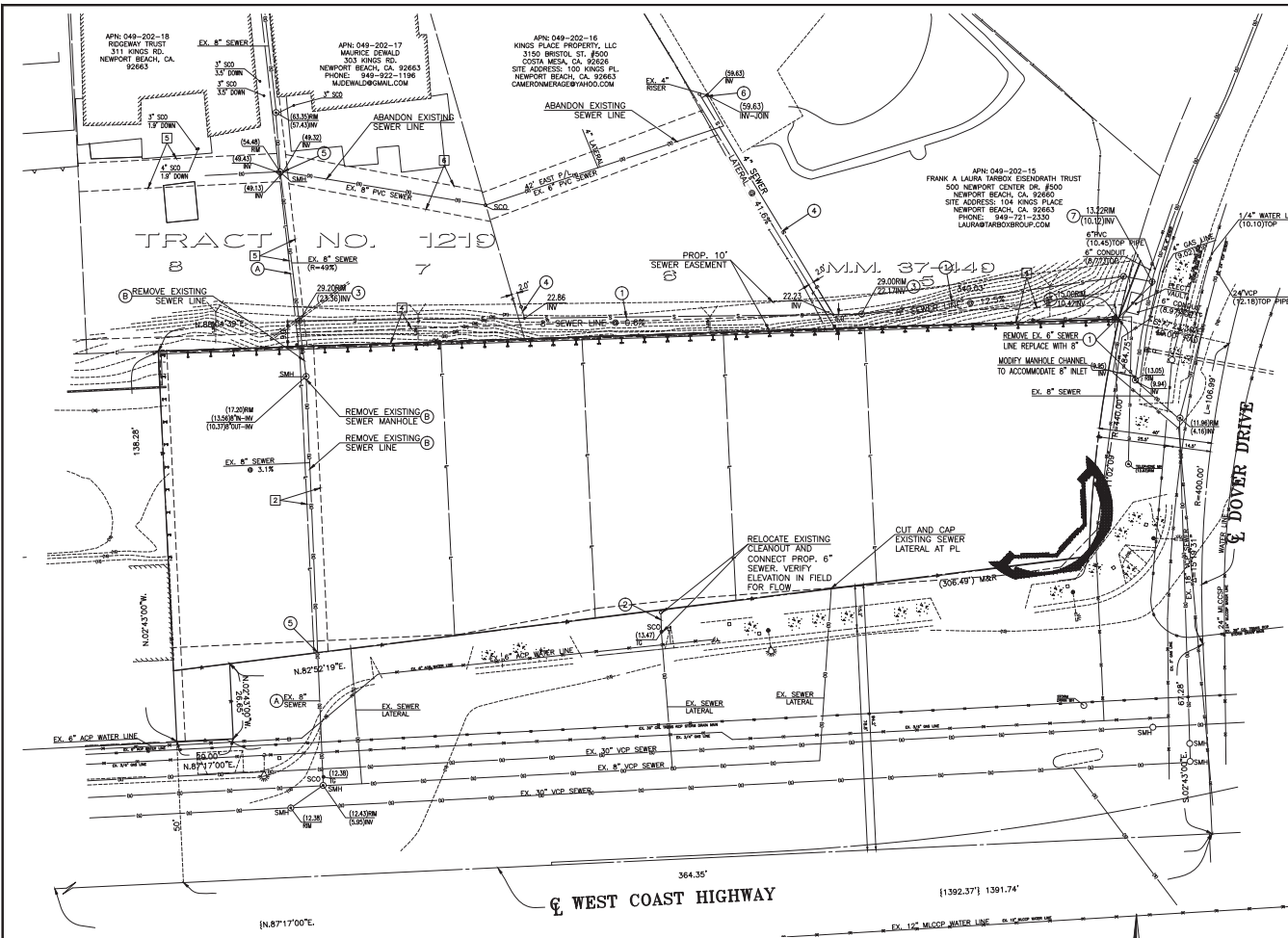
REVIEWED
ASSIGNED CITY ENGINEER
R.C.E. NO. 4624

DATE
DESIGNED
C. G. Q. C. W. S.
CHECKED
D. G. Q. APRIL 23, 2012

200-300 W. COAST HWY.
SEWER PLAN
TITLE SHEET

CITY OF NEWPORT BEACH
PUBLIC WORKS DEPARTMENT

SHEET 1 OF 3



SEWER CONSTRUCTION NOTES

- ① CONSTRUCT 8" SDR 35 PVC SEWER LINE, BACKFILL, BEDDING, AND TRENCH RESURFACING PER CITY STD-105-L-A AND STD-106-L
- ② CONSTRUCT 6" SDR 35 PVC SEWER LINE, BACKFILL, BEDDING, AND TRENCH RESURFACING PER CITY STD-105-L-A AND STD-106-L
- ③ CONSTRUCT 48" SEWER MANHOLE PER CITY STD-401-L
- ④ CONSTRUCT 4" SEWER LATERAL CONNECTION TYPE A PER CITY STD-406-L AND CAP
- ⑤ CUT AND CAP EXISTING 8" SEWER LINE
- ⑥ CONNECT 4" LATERAL TO EXISTING 4" RISER
- ⑦ CONSTRUCT 36" SEWER MANHOLE PER DETAIL HEREON

- (A) PROTECT
 (B) REMOVE
 (C) ADJUST TO GRADE
 (D) RELOCATE

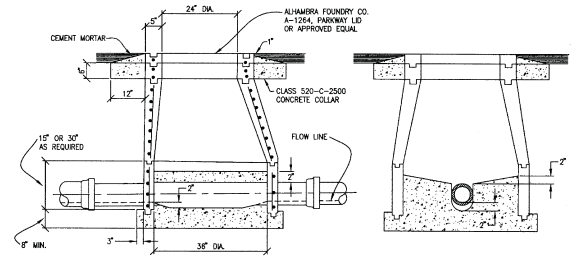
EASEMENT NOTES

- THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. 9701386-UB DATED FEBRUARY 17, 2010 BY LAWYERS TITLE:
- ② AN EASEMENT FOR SANITARY SEWERS AND APPURTENANCES PURPOSES TO THE CITY OF NEWPORT BEACH, RECORDED 10-7-1905 IN BK 3237 PG 480 O. R.
 - ③ AN EASEMENT FOR AVIGATION PURPOSES TO THE COUNTY OF ORANGE, RECORDED 3-17-1964 IN BK 6965 PG 721 O. R.
- OTHER EASEMENTS:
- ④ AN EASEMENT FOR POLE LINE PURPOSES TO SCE, RECORDED AS INST. NO. 8582 BK 1811 PG 17 O. R.
 - ⑤ 10' WIDE SEWER EASEMENT TO THE CITY OF NEWPORT BEACH PER RESOLUTION 124229 BK 3237, PAGE 480, OFFICIAL RECORDS.
 - ⑥ 10' WIDE SEWER EASEMENT TO THE CITY OF NEWPORT BEACH PER ROUND LEASE DOCUMENT NO. 13884 BOOK 4473 PAGE 427-432 OFFICIAL RECORDS

GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.



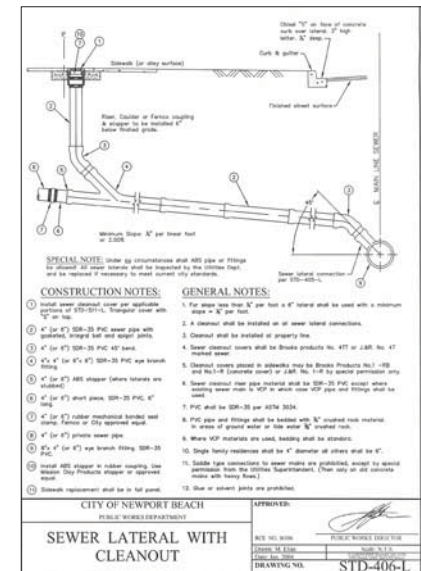
LONGITUDINAL VIEW OF
SAMPLING MANHOLE

SECTIONAL VIEW OF
SAMPLING MANHOLE

NOTES

1. MANHOLE TO BE INSTALLED ON BUILDING SEWER AND LOCATED SUCH THAT THE MANHOLE WILL BE ACCESSIBLE AT ALL TIMES.
2. PRECAST REINFORCED CONCRETE MANHOLES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C478, LATEST, AND SHALL BE DESIGNED FOR H-20 LOADINGS.
3. WHERE NO BUILDING SET-BACK IS AVAILABLE, SET MANHOLE IN PARKWAY AREA, WHERE MANHOLE MUST BE SET IN CONCRETE WALK, PLUG PICK-HOLE FLUSH, LOCATE MANHOLE TO CLEAR OTHER UTILITIES.
4. CONCRETE BASE SHALL BE OF CLASS "A" CONCRETE AND PLACED IN ONE OPERATION. CONCRETE INVERTS SHALL BE TRUE TO GRADE AND ALIGNED, AND FINISHED WITH A SMOOTH SURFACE. SPECIAL CARE SHALL BE USED IN FORMING ALL CHANNELS TO FACILITATE THE FLOW OF SEWAGE.
5. ALL MANHOLE TOPS SHALL BE INSTALLED WITH THE MANHOLE COVER OVER THE DOWNSTREAM INLET, EXCEPT AS OTHERWISE SPECIFIED.
6. SEE SPWMC STANDARD 210-3 FOR 24" MANHOLE FRAME AND COVER DETAILS.
7. GRADE RINGS SHALL BE 24" I.D. EXCEPT AS OTHERWISE NOTED.
8. JOINTS SHALL BE 3/8" THICKNESS CEMENT MORTAR NEATLY STRUCK AND POINTED. ALL JOINTS SHALL HAVE A PERFORMED BUTYL JOINT SEALANT.
9. ALL SAMPLING MANHOLES MUST HAVE PROVISIONS FOR POWER AND COMPOSITE SAMPLER IN LOCKABLE CABINET.
10. OVER-ELEVATE A MINIMUM 1 FOOT BELOW MANHOLE BASE AND BACKFILL WITH 1 INCH CRUSHED ROCK.

36" SEWER MANHOLE
NO SCALE



SPECIAL NOTE:

Under all circumstances, cleanout shall be installed at 10' intervals, and be replaced if necessary to meet current city standards.

CONSTRUCTION NOTES:

- ① Install sewer cleanout cap per applicable edition of 10-10-10, Standard cover only.
- ② 4" for 4" SDR-35 PVC sewer pipe with standard, integral flat end cap joint.
- ③ 4" for 4" SDR-35 PVC off-end joint.
- ④ 4" for 4" SDR-35 PVC pipe branch.
- ⑤ 4" for 4" SDR-35 PVC pipe branch.
- ⑥ 4" for 4" SDR-35 PVC pipe branch.
- ⑦ 4" for 4" SDR-35 PVC pipe branch.
- ⑧ 4" for 4" SDR-35 PVC pipe branch.
- ⑨ 4" for 4" SDR-35 PVC pipe branch.
- ⑩ 4" for 4" SDR-35 PVC pipe branch.

GENERAL NOTES:

1. For slope less than 1/8" per foot, a 4" lateral shall be used with a minimum slope of 1/8" per foot.
2. A cleanout shall be installed on all sewer lateral connections.
3. Cleanout shall be installed at property line.
4. Cleanout shall be installed at 10' intervals.
5. Cleanout shall be installed at 10' intervals.
6. Cleanout shall be installed at 10' intervals.
7. Cleanout shall be installed at 10' intervals.
8. Cleanout shall be installed at 10' intervals.
9. Cleanout shall be installed at 10' intervals.
10. Cleanout shall be installed at 10' intervals.

CITY OF NEWPORT BEACH

PUBLIC WORKS DEPARTMENT

SEWER LATERAL WITH
CLEANOUT

STD-406-L

DATE: APRIL 23, 2012

DESIGNED: C. O. R.C.E. NO. 46214

CHECKED: DATE: APRIL 23, 2012

APPROVED: DATE: APRIL 23, 2012

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

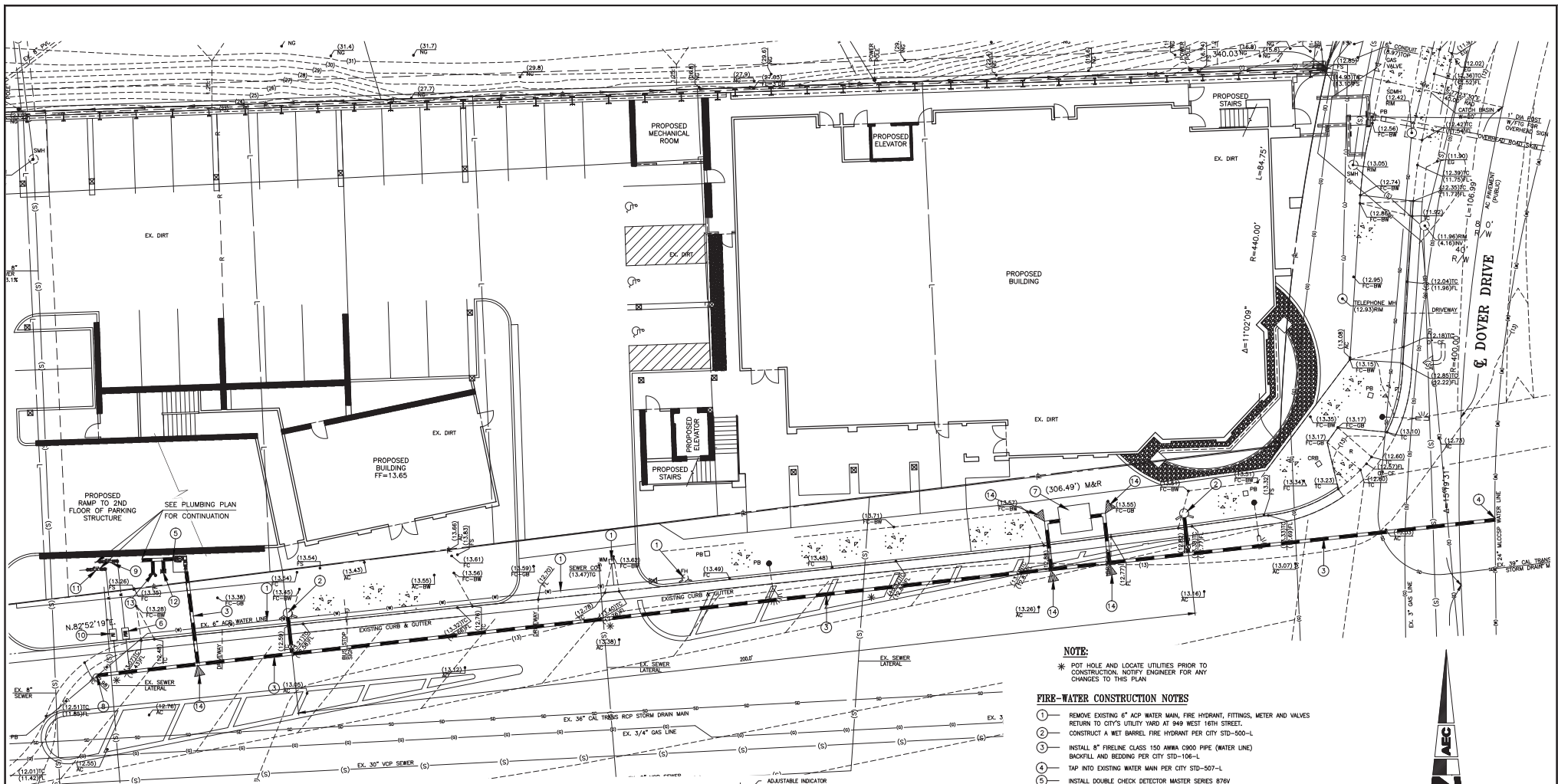
DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT

REVISIONS:

DATE: APRIL 23, 2012

DESCRIPTION: SEWER LATERAL WITH CLEANOUT



NOTE:

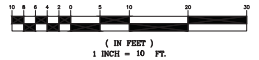
* POT HOLE AND LOCATE UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER FOR ANY CHANGES TO THIS PLAN.

FIRE-WATER CONSTRUCTION NOTES

1. REMOVE EXISTING 6" ACP WATER MAIN, FIRE HYDRANT, FITTINGS, METER AND VALVES RETURN TO CITY'S UTILITY YARD AT 949 WEST 16TH STREET.
2. CONSTRUCT A MET BARREL FIRE HYDRANT PER CITY STD-500-L
3. INSTALL 8" FIRELINE CLASS 150 ANNA C900 PIPE (WATER LINE) BACKFILL AND BEDDING PER CITY STD-106-L
4. TAP INTO EXISTING WATER MAIN PER CITY STD-507-L
5. INSTALL DOUBLE CHECK DETECTOR MASTER SERIES 878V
6. INSTALL 2" WATER SERVICE PER CITY STD-503-L
7. INSTALL PRESSURE REDUCING STATION PER CITY STD-521-L
8. INSTALL 8" x 6" REDUCER TO ATTACH PROPOSED 8" TO EXISTING 6" WATER LINE ALONG WITH TRUST BLOCK REDUCER PER STD-510-LB
9. INSTALL 2" PRESSURE PRINCIPLE BACKFLOW DEVICE PER CITY STD-520-L-A
10. INSTALL 1" PRESSURE PRINCIPLE BACKFLOW DEVICE PER CITY STD-520-L-A
11. INSTALL POST INDICATOR VALVE PER DETAIL HEREON
12. INSTALL FIRE DEPARTMENT CONNECTION PER DETAIL HEREON
13. INSTALL TRUST BLOCKS PER STD-510-L-A



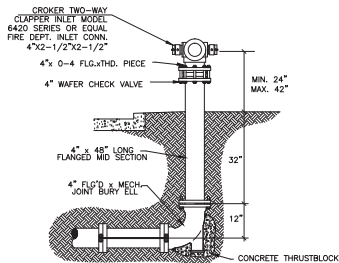
GRAPHIC SCALE



Underground Service Alert
of Southern California
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

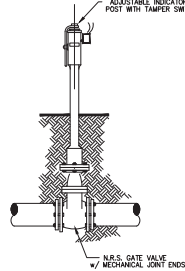
NOTICE TO CONTRACTOR

PURSUANT TO ASSEMBLY BILL 2019 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR OBTAINS AND OBTAINS AN INQUIRY L.S. NUMBER FROM "UNDERGROUND SERVICE ALERT" (1-800-422-4133) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.



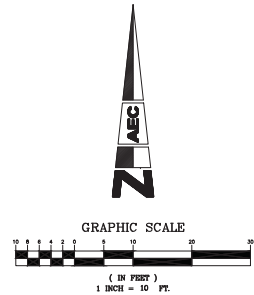
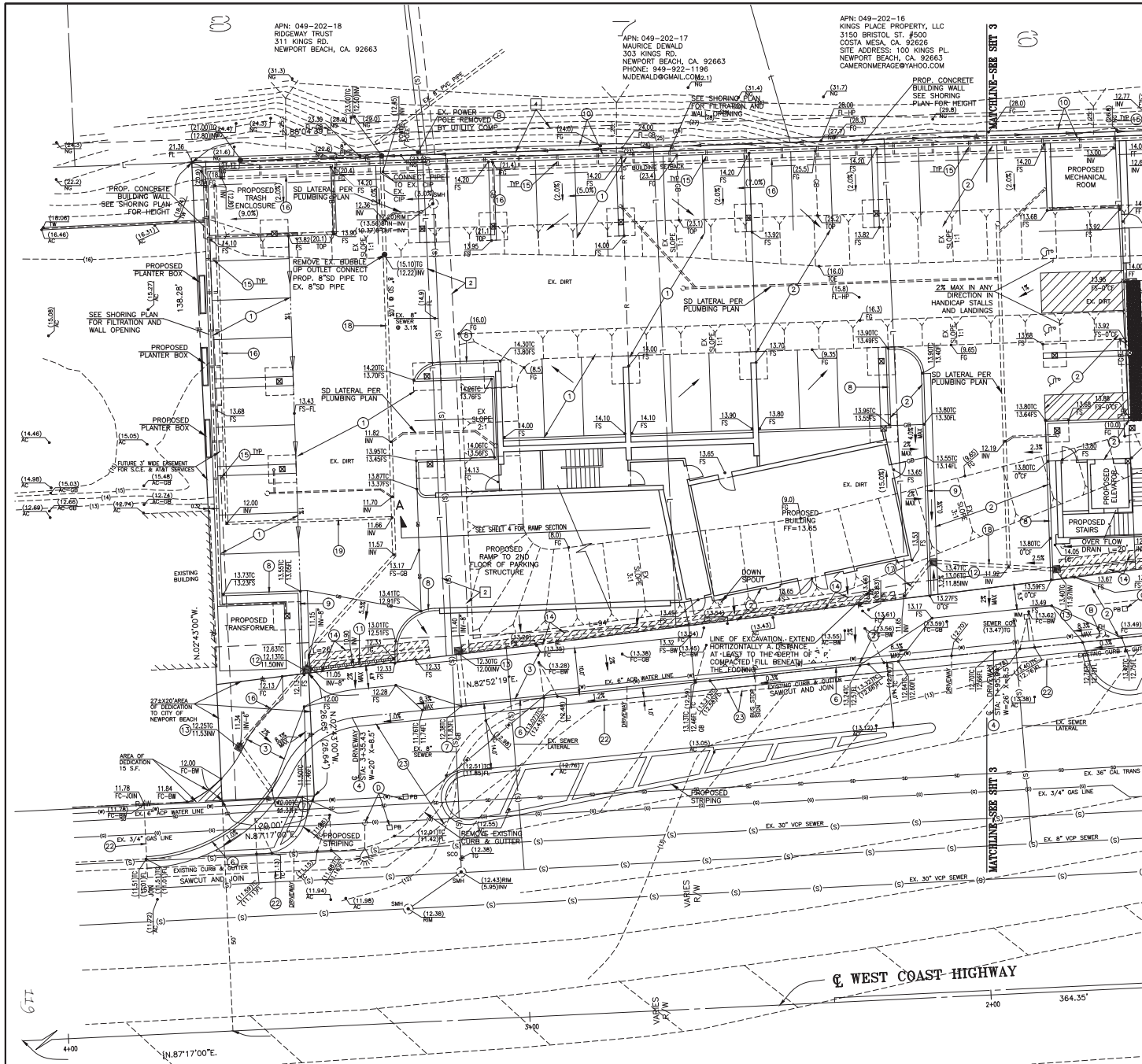
DETAIL AT FIRE DEPT. CONN.

6" UNLESS NOTED



POST INDICATOR VALVE DETAIL

				REVIEWED		200-300 W. COAST HWY. WATER PLAN		XXXXX
				ASSISTANT CITY ENGINEER R.C.E. NO. 46214				
				DATE				
				DESIGNED	C. O.	C. W. S.	CITY OF NEWPORT BEACH	
				CHECKED	D. C. S.	DATE: 10 JAN 2012	PUBLIC WORKS DEPARTMENT	
				DATE				XXXXX
				REVISIONS				SHEET 2 OF 2



CONSTRUCTION NOTES

1. CONSTRUCT PAVEMENT PER STRUCTURAL RECOMMENDATIONS
2. CONSTRUCT CONCRETE PAVERS PER ARCHITECT'S PLAN
3. CONSTRUCT CONCRETE SIDEWALK PER CAL TRANS STANDARD SPECIES SECTION 73-3
4. CONSTRUCT DRIVEWAY PER CAL TRANS STANDARD AB7A
5. CONSTRUCT CURB AND GUTTER PER CITY STANDARD STD-165-L
6. CONSTRUCT CURB AND GUTTER PER CAL TRANS STANDARD AB7A TYPE A2-B
7. CONSTRUCT CURB DRAIN PER CITY STD-184-L (4"x14" CIP)
8. CONSTRUCT CURB PER DETAIL SHEET 4
9. CONSTRUCT CURB AND GUTTER PER DETAIL SHEET 4
10. CONSTRUCT V GUTTER PER DETAIL SHEET 4
11. CONSTRUCT TRENCH DRAIN PER DETAIL SHEET 4
12. CONSTRUCT 18" x 18" GRATE INLET PER DETAIL SHEET 4
13. CONSTRUCT 18" x 18" GRATE INLET WITHOUT FILTER PER DETAIL SHEET 4
14. CONSTRUCT INFILTRATION TRENCH PER DETAIL SHEET 4
15. INSTALL 4" PVC, SCHEDULE 40
16. INSTALL 6" PVC, SCHEDULE 40
17. INSTALL 8" PVC, SCHEDULE 40
18. INSTALL 8" CIP
19. INSTALL 6" CIP
20. INSTALL 12" RCP
21. INSTALL JUNCTION STRUCTURE
22. SAWCUT AND FEATHER TO JOIN
23. CONSTRUCT AC PAVEMENT TO MATCH EXISTING CONDITIONS 0.1" RAC "G" 0.5" OF 1/4" TYPE "A" UNDERLAY WITH 0.5" OF CLASS II AGGREGATES BASE COMPACTED TO 98% RELATIVE COMPACTION
24. CONSTRUCT CURB RAMP PER CAL TRANS STANDARD AB8A CASE A

- (A) PROTECT
 (B) REMOVE
 (C) ADJUST TO GRADE
 (D) RELOCATE
- [Solid Black Box] CONCRETE PAVERS
 [Hatched Box] CONCRETE SIDEWALK



NOTE

IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, ALLEY/STREET PAVEMENT, AND OTHER PUBLIC IMPROVEMENTS WILL BE REQUIRED BY THE CITY AT THE TIME OF PRIVATE CONSTRUCTION COMPLETION. SAID DETERMINATION AND THE EXTEND OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.

NOTE

AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.



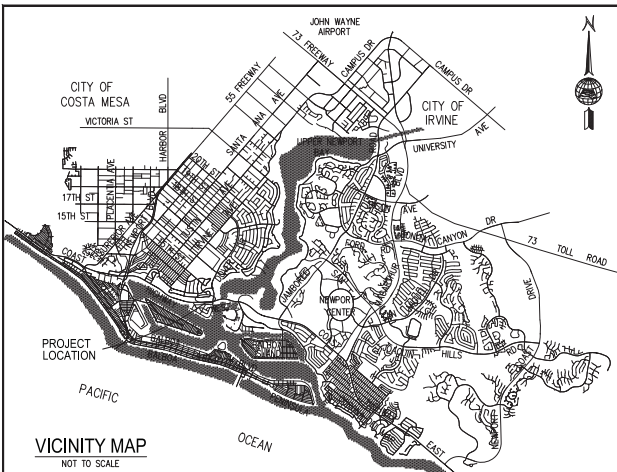
Underground Service Alert
 of Southern California
 Call: TOLL FREE
 1-800
 422-4133

TWO WORKING DAYS BEFORE YOU DIG

NOTICE TO CONTRACTOR

PURSUANT TO ASSEMBLY BILL 2019 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR NOTICES AND OBTAINS AN INQUIRY I.D. NUMBER FROM "UNDER-GROUND SERVICE ALERT" (1-800-422-4133) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.

REVISIONS	DATE	APP'D
NO.		
DESCRIPTION		
PROJECT ENGINEER	DATE	SCALE
ANACAL ENGINEERING CO.	5-29-12	1" = 10'
CIVIL ENGINEERING & LAND SURVEYING		
1900 EAST LA PALMA AVENUE ~ SUITE 202 ~		
ANAHEIM, CALIFORNIA 92805		
PHONE: 714-774-1763		
FAX: 714-774-4690		
E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM		
PROJECT	SHEET TITLE	SHEET NO.
MARNER'S POINT	FINE GRADING PLAN	2
200-300 WEST COAST HIGHWAY		6
A.E.C. NO. 10028-FINE-GP		
NEWPORT BEACH, CALIFORNIA		



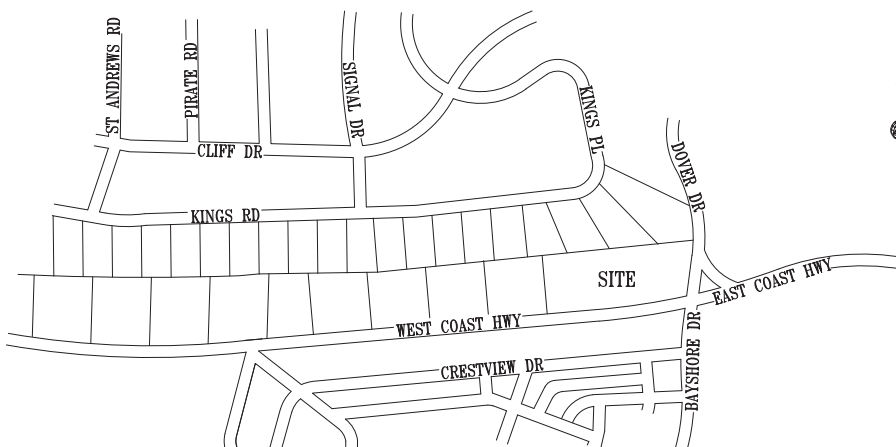
VICINITY MAP
NOT TO SCALE

LEGEND

—	FIRE HYDRANT	GI	GRATE INLET
—	EDGE PAVEMENT	GP	GUARD POST
—	WATER VALVE	L	LOT LINE
—	METER, PULL BOX	PA	PLANTER AREA
—	SIGN	PL	PROPERTY LINE
—	CONCRETE	R/W	RIGHT OF WAY
—	BLOCK WALL	WD	WOOD DECK
—	LIGHT STANDARD	ELEC	ELECTRICAL
—	TRAFFIC SIGNAL	WM	WATER METER
—	WOOD FENCE	PB	PULL BOX
—	CHAINLINK FENCE	RAD	RADIAL
—	WROUGHT IRON FENCE	PP	POWER POLE
—	STREET LIGHT	R	RIDGE
—	GAS VALVE	DR	DRAIN
—	FIRE HYDRANT	FG	FINISHED GRADE
—	TOP OF STEP	CO	CLEAN OUT
—	CURB FACE	BR	BIKE ROUTE
—	SQUARE FEET	FL	FLOWLINE
—	FOUND	TOP	TOP OF SLOPE
—	DRAIN	DR	DRAIN
—	TOP OF DRAIN	CRB	CROSS WALK BUTTON
—	EDGE OF GUTTER	FC	FINISHED CONCRETE
—	NATURAL GROUND	AC	ASPHALT PAVEMENT
—	BOTTOM OF STEP	TE	TRASH ENCLOSURE
—	SIGN POST	SCO	SEWER CLEAN OUT
—	FINISHED FLOOR	TC	TOP OF CURB
—	TRAFFIC	MH	MANHOLE
—	BACK OF WALK	GB	GRADE BREAK
—	TOP OF WALL	EX	EXISTING
—	TOP OF GRADE	TOE	BOTTOM OF SLOPE
—	EXISTING GRADE	FS	FINISHED SURFACE
—	DIRECTIONAL		

SHEET INDEX

SHEET	NO.	DESCRIPTION
1		TITLE SHEET
2		SEWER PLAN
3		PLAN & PROFILE



LOCATION MAP
NOT TO SCALE



Underground
Service Alert
of Southern California
Call: TOLL FREE
1-800-
422-4133

TWO WORKING DAYS BEFORE YOU DIG
1.)
NOTICE TO CONTRACTOR

PURSUANT TO ASSEMBLY BILL 3019, NO EXCAVATION PERMIT
IS VALID UNLESS THE CONTRACTOR CONTACTS AND OBTAINS
AN INQUIRY L.D. NUMBER FROM "UNDERGROUND SERVICE
ALERT" (1-800-422-4133) AT LEAST TWO WORKING DAYS
PRIOR TO COMMENCING EXCAVATION.

OWNER OR DEVELOPER

VBAS PROPERTIES
1775 N. NEWPORT BOULEVARD
COSTA MESA, CA 92627

SOILS ENGINEER

MCTEC
5628 EAST SLAUSON
LOS ANGELES, CA 90040
323-889-5300
JOB NO. 4953-10-0881
JULY 14, 2010

EMERGENCY TELEPHONE NUMBERS

AGENCY

SOUTHERN CALIFORNIA GAS COMPANY
SOUTHERN CALIFORNIA Edison COMPANY
PACIFIC TELEPHONE COMPANY
CITY OF NEWPORT BEACH (UTILITIES DEPT.)
COUNTY SANITATION DISTRICTS
ADOLPH CABLE
UNDERGROUND SERVICE ALERT

TELEPHONE

1-800-624-8153
1-800-611-1911
611
949-644-3011
714-862-2411
949-542-4222
1-800-422-4133

BENCHMARK

BENCHMARK NO. 3K-244-82

DESCRIBED BY OCS 2002 - FOUND 3.75" OCS ALUMINUM
BENCHMARK DISK STAMPED "3K-244-82", SET IN TOP OF A
CONCRETE BRIDGE DECK. MONUMENT IS LOCATED IN THE
SOUTHWEST CORNER OF THE INTERSECTION OF PACIFIC COAST
HIGHWAY AND NEWPORT BAY CROSSING, 42 FEET SOUTHERLY OF
THE CENTERLINE OF PACIFIC COAST HIGHWAY AND 57 FEET
EASTERLY OF THE WEST END OF THE SOUTHERN GUARD RAIL
ALONG BRIDGE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
ELEVATION: 19.259 FEET (NAVD83)



PUBLIC WORKS DEPARTMENT MARINER'S POINT

APPROVED: _____
DIRECTOR OF PUBLIC WORKS R.C.E. NO. 36106

APPROVED: _____
DEPUTY PUBLIC WORKS DIRECTOR/CITY ENGINEER R.C.E. NO. 47961

DATE: _____
DATE: _____

GENERAL NOTES

- THE CONSTRUCTION OF ALL PUBLIC IMPROVEMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NEWPORT BEACH CONSTRUCTION STANDARDS, STANDARD SPECIAL PROVISIONS, DESIGN CRITERIA, STANDARD DRAWINGS AND THE "STANDARD SPECIFICATIONS FOR THE PUBLIC WORKS CONSTRUCTION", 2008 EDITION AND SUPPLEMENTS.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN AS PER AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION OF NEW FACILITIES.
- THE WALLS AND FACE OF ALL EXCAVATIONS GREATER THAN FIVE (5) FEET IN DEPTH SHALL BE EFFECTIVELY GUARDED BY A SHORING SYSTEM, SLOPING OF THE GROUND OR OTHER EQUIVALENT MEANS. TRENCHES OR EXCAVATIONS LESS THAN FIVE (5) FEET IN DEPTH SHALL ALSO BE GUARDED WHEN EXAMINATION INDICATES THAT HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED.
- THE CONTRACTOR(S) SHALL OBTAIN A PERMIT TO PERFORM EXCAVATION OR TRENCH WORK AS DESCRIBED IN NOTE 5 ABOVE FROM CAL-OSHA.
- ALL SEWER PIPE SHALL BE BEDDED PER CITY OF NEWPORT BEACH STD-106-L.
- PVC SEWER PIPE MAY BE USED IN LIEU OF PVC PIPE BY SPECIAL PERMISSION. PIPE SHALL BE MANUFACTURED PER ASTM D-3034 SDR-35 OR ASTM F-798. ALL FITTINGS SHALL BE PREFABRICATED FULL-BODY FITTINGS. PVC SEWER PIPE BEDDING SHALL BE 3/8" CRUSHED ROCK FROM 6" BELOW THE PIPE TO 12" ABOVE THE TOP OF THE PIPE AND SHALL BE CONSOLIDATED BY JETTING PRIOR TO COMPLETION OF BACKFILL.
- PRIOR TO THE CONTRACTOR PERFORMING MODIFICATIONS AND REPAIRS TO THE C.S.D.O.C. MANHOLE STRUCTURES, THE CONTRACTOR SHALL OBTAIN A PERMIT AND ASK FOR INSPECTION BY C.S.D.O.C. CONSTRUCTION DIVISION AT (714) 862-2411 EXT. 5113.
- ALL SEWER LINES TO BE OWNED, OPERATED, AND MAINTAINED BY THE CITY OF NEWPORT BEACH SHALL BE INSPECTED BY THE CITY UTILITIES PERSONNEL. ANY SEWER LINE FOUND TO BE INSTALLED INCORRECTLY, DEFECTIVE, DAMAGED OR OTHERWISE COMPROMISED SHALL BE REPAIRED/REPLACED AND REINSPECTED, INCLUDING AIR TEST, MANHOLE, AND VIDEO PRIOR TO ACCEPTANCE.
- WHERE SEWER LATERAL TRENCHES ARE LOCATED WITHIN 5' OF EACH OTHER, THE PAVEMENT SECTION BETWEEN THE LATERALS SHALL BE RECONSTRUCTED.
- THE CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT 48 HOURS IN ADVANCE OF ROAD CLOSURES AT (714) 644-3106.
- THE CONTRACTOR SHALL REQUEST INSPECTION FROM THE PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF PERFORMING ANY WORK AT 644-3311 FOR PUBLIC WORKS, AND 644-3011 FOR UTILITIES. THE PUBLIC WORKS DEPARTMENT INSPECTOR SHALL ALSO BE NOTIFIED AFTER PLACEMENT OF FORMS AND PRIOR TO PLACEMENT OF ANY CONCRETE FOR CURBS AND GUTTER SO THAT THE FORMS CAN BE CHECKED FOR LINE AND GRADE AND COMPLY WITH EXISTING CONSTRUCTION.
- SEWER LENGTHS SHOWN IN PROFILE AND IN THE ESTIMATED QUANTITIES ARE HORIZONTAL DISTANCES.
- IF ANY OF THE EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CONCRETE SIDEWALK, CURB AND GUTTER, ALLEY/STREET PAVEMENT, AND OTHER PUBLIC IMPROVEMENTS WILL BE REQUIRED BY THE CITY AT THE TIME OF PRIVATE CONSTRUCTION COMPLETION. SUD DETERMINATION AND THE EXTEND OF THE REPAIR WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL ACTIVITIES WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL CHECK THE FLOW LINE ELEVATION OF EXISTING JUNCTURE AGAINST CONTROL PROVIDED PRIOR TO CONSTRUCTION. IF THE EXISTING FLOW LINE VARIES FROM THE PLAN ELEVATION BY MORE THAN 0.10' THE ENGINEER SHALL ADJUST THE GRADES BETWEEN THE JUNCTURE AND THE NEXT UPSTREAM MANHOLE WITH THE APPROVAL OF THE FIELD ENGINEER.
- ADJUST ALL MANHOLES TO GRADE AFTER PLACING FINAL LIFT OF ASPHALT.
- 2-SACK SAND CEMENT SLURRY TRENCH BACKFILL SHALL BE REQUIRED TO 1' ABOVE THE FINISHED TOP OF PIPE WHERE LINE IS CONSTRUCTED AT A SLOPE OF 5:1 OR MORE.
- WHEN THE SEWER MAIN AND LATERALS ARE COMPLETE, ALL ADJACENT UTILITIES ARE COMPLETED, LINES BALLED, 100 % AIR TESTED, T.V. INSPECTION COMPLETE (PER T.V. SPECIFICATIONS), PLUMWOOD PROTECTORS ON MANHOLE SHELVES, MORTARED PROTECTION PLATES ON CONES, AND AS BUILT W/S SHEETS SUBMITTED, THEN THE SEWER WILL BE LISTED AS 95 % COMPLETE.
- THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UNDERGROUND UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THIS MAP.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR SUBSTRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
- CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTIES THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

CONSTRUCTION STAKING NOTICE

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF ANACAL ENGINEERING COMPANY WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETE PROJECT. IF, HOWEVER ANOTHER ENGINEERING AND/OR SURVEYING FIRM SHOULD BE EMPLOYED TO USE THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF ANACAL ENGINEERING COMPANY WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF ANACAL ENGINEERING COMPANY HAD PERFORMED THE STAKING WORK.

CONSTRUCTION NOTES

- CONSTRUCT 6" SDR 35 PVC SEWER LINE, BACKFILL, BEDDING, AND TRENCH RESURFACING PER CITY STD-105-L-A AND STD-106-L
- CONSTRUCT 6" SDR 35 PVC SEWER LINE, BACKFILL, BEDDING, AND TRENCH RESURFACING PER CITY STD-105-L-A AND STD-106-L
- CONSTRUCT 48" SEWER MANHOLE PER CITY STD-401-L
- CONSTRUCT 4" SEWER LATERAL CONNECTION TYPE A PER CITY STD-406-L AND CAP
- CUT AND CAP EXISTING 8" SEWER LINE
- CONNECT 4" LATERAL TO EXISTING 4" RISER
- CONSTRUCT 36" SEWER MANHOLE PER DETAIL SHEET 2

- (A) PROTECT
- (B) REMOVE
- (C) ADJUST TO GRADE
- (D) RELOCATE

XXXXX

REVIEWED
ASSISTANT CITY ENGINEER
R.C.E. NO. 4624

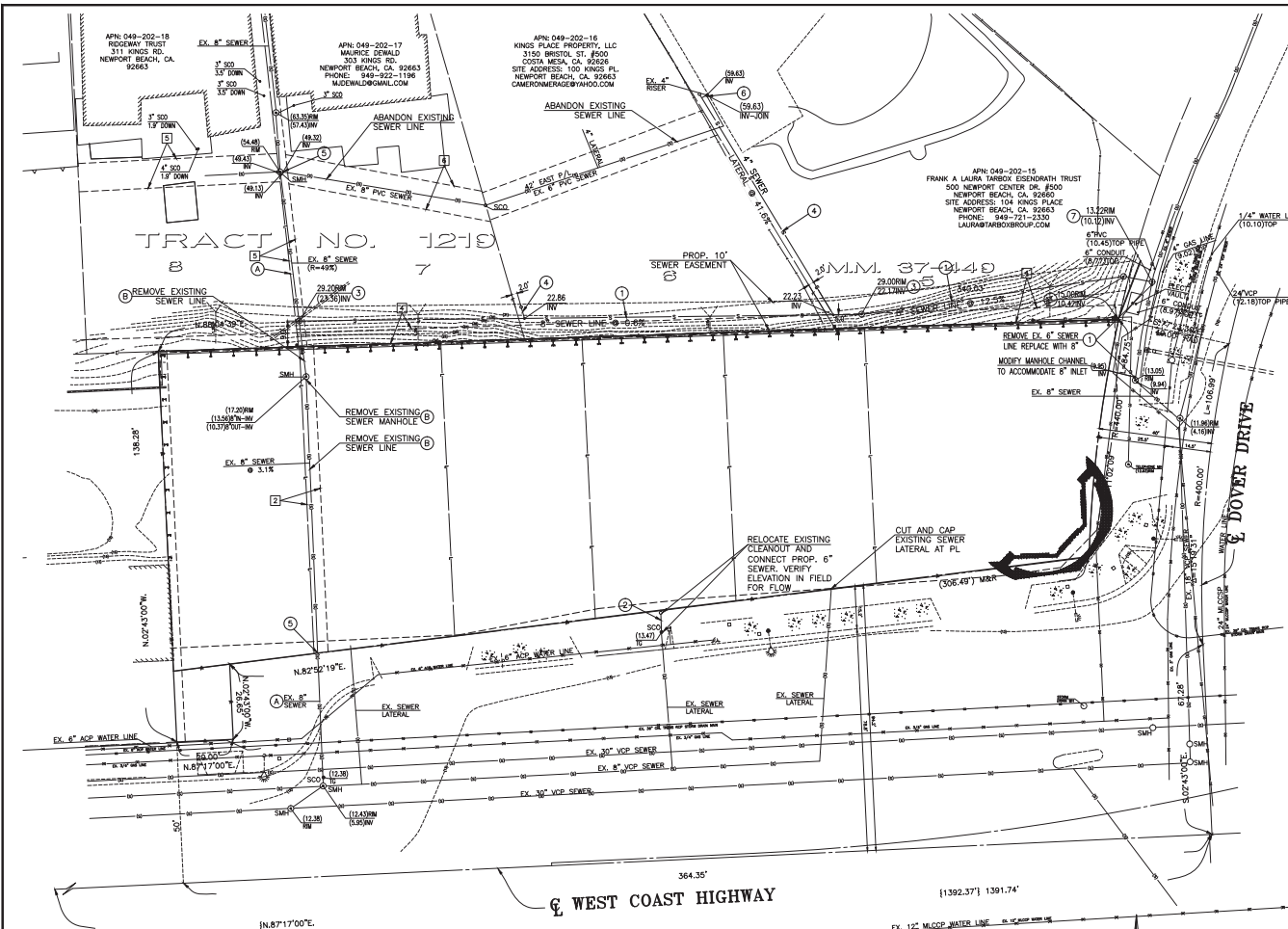
DATE

DESIGNED
C. G. C. W. S.
CHECKED
D. G. Q. APRIL 23, 2012

200-300 W. COAST HWY.
SEWER PLAN
TITLE SHEET

CITY OF NEWPORT BEACH
PUBLIC WORKS DEPARTMENT

SHEET 1 OF 3



SEWER CONSTRUCTION NOTES

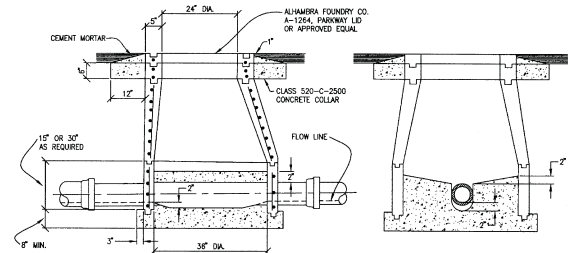
- ① CONSTRUCT 8" SDR 35 PVC SEWER LINE, BACKFILL, BEDDING, AND TRENCH RESURFACING PER CITY STD-105-L-A AND STD-106-L
- ② CONSTRUCT 6" SDR 35 PVC SEWER LINE, BACKFILL, BEDDING, AND TRENCH RESURFACING PER CITY STD-105-L-A AND STD-106-L
- ③ CONSTRUCT 48" SEWER MANHOLE PER CITY STD-401-L
- ④ CONSTRUCT 4" SEWER LATERAL CONNECTION TYPE A PER CITY STD-406-L-A AND CAP
- ⑤ CUT AND CAP EXISTING 8" SEWER LINE
- ⑥ CONNECT 4" LATERAL TO EXISTING 4" RISER
- ⑦ CONSTRUCT 36" SEWER MANHOLE PER DETAIL HEREON

- (A) PROTECT
(B) REMOVE
(C) ADJUST TO GRADE
(D) RELOCATE

EASEMENT NOTES

- THE FOLLOWING ITEMS WERE FOUND IN TITLE REPORT NO. 9701386-UB DATED FEBRUARY 17, 2010 BY LAWYERS TITLE:
- ① AN EASEMENT FOR SANITARY SEWERS AND APPURTENANCES PURPOSES TO THE CITY OF NEWPORT BEACH, RECORDED 10-7-1905 IN BK 3237 PG 480 O. R.
 - ② AN EASEMENT FOR AVIGATION PURPOSES TO THE COUNTY OF ORANGE, RECORDED 3-17-1964 IN BK 6965 PG 721 O. R.
- OTHER EASEMENTS:
- ③ AN EASEMENT FOR POLE LINE PURPOSES TO SCE, RECORDED AS INST. NO. 8582 BK 1811 PG 17 O. R.
 - ④ 10' WIDE SEWER EASEMENT TO THE CITY OF NEWPORT BEACH PER RESOLUTION 124229 BK 3237, PAGE 480, OFFICIAL RECORDS.
 - ⑤ 10' WIDE SEWER EASEMENT TO THE CITY OF NEWPORT BEACH PER ROUND LEASE DOCUMENT NO. 13884 BOOK 4473 PAGE 427-432 OFFICIAL RECORDS

GRAPHIC SCALE



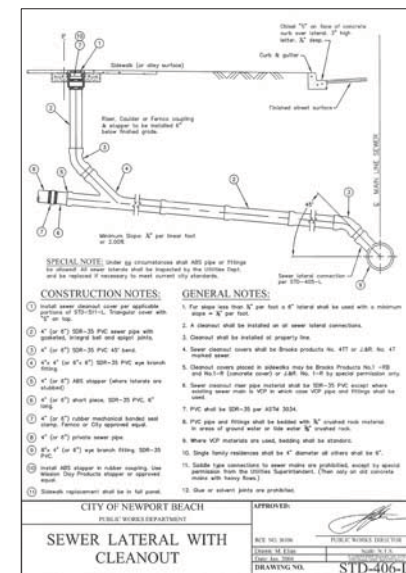
LONGITUDINAL VIEW OF
SAMPLING MANHOLE

SECTIONAL VIEW OF
SAMPLING MANHOLE

NOTES

1. MANHOLE TO BE INSTALLED ON BUILDING SEWER AND LOCATED SUCH THAT THE MANHOLE WILL BE ACCESSIBLE AT ALL TIMES.
2. PRECAST REINFORCED CONCRETE MANHOLES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C478, LATEST, AND SHALL BE DESIGNED FOR H-20 LOADS.
3. WHERE NO BUILDING SET-BACK IS AVAILABLE, SET MANHOLE IN FOREBAY AREA, WHERE MANHOLE MUST BE SET IN CONCRETE WALK, PLUG PICK-HOLE FLUSH, LOCATE MANHOLE TO CLEAR OTHER UTILITIES.
4. CONCRETE BASE SHALL BE OF CLASS "A" CONCRETE AND PLACED IN ONE OPERATION. CONCRETE INVERTS SHALL BE TRUE TO GRADE AND ALIGNED, AND FINISHED WITH A SMOOTH SURFACE. SPECIAL CARE SHALL BE USED IN FORMING ALL CHANNELS TO FACILITATE THE FLOW OF SEWAGE.
5. ALL MANHOLE TOPS SHALL BE INSTALLED WITH THE MANHOLE COVER OVER THE DOWNSTREAM INLET, EXCEPT AS OTHERWISE SPECIFIED.
6. SEE SPWMC STANDARD 210-3 FOR 24" MANHOLE FRAME AND COVER DETAILS.
7. GRADE RINGS SHALL BE 24" I.D. EXCEPT AS OTHERWISE NOTED.
8. JOINTS SHALL BE 3/8" THICKNESS CEMENT MORTAR NEATLY STRUCK AND POINTED. ALL JOINTS SHALL HAVE A PERFORMED BUTYL JOINT SEALANT.
9. ALL SAMPLING MANHOLES MUST HAVE PROVISIONS FOR POWER AND COMPOSITE SAMPLER IN LOCKABLE CABINET.
10. OVER-ELEVATE A MINIMUM 1 FOOT BELOW MANHOLE BASE AND BACKFILL WITH 1 INCH CRUSHED ROCK.

36" SEWER MANHOLE
NO SCALE

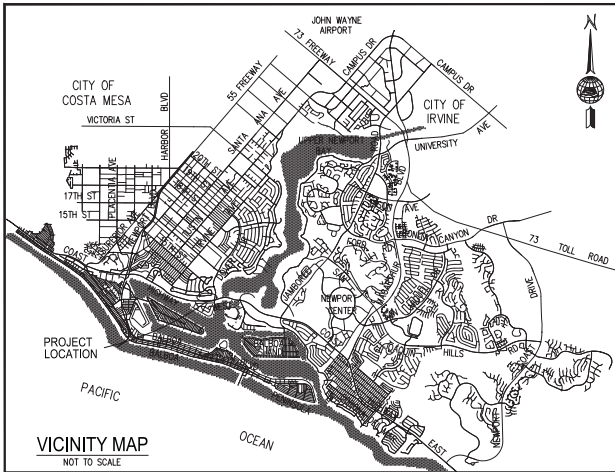


**Underground
Service Alert**
of Southern California
Call: TOLL FREE
1-800
422-4133

NOTICE TO CONTRACTOR

PURSUANT TO ASSEMBLY BILL 2019 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR CONTACTS AND OBTAINS AN INQUIRY I.D. NUMBER FROM "UNDERGROUND SERVICE ALERT" (1-800-422-4133) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.

		REVIEWED		XXXXX	
		ASSISTANT CITY ENGINEER		200-300 W. COAST HWY.	
		DATE		SEWER PLAN	
		DESIGNED C. O.		TITLE SHEET	
		CHECKED C. O.		CITY OF NEWPORT BEACH	
		DATE APRIL 23, 2012		PUBLIC WORKS DEPARTMENT	
				SHEET 2 OF 3	



LEGEND

—	FIRE HYDRANT	GI	GRATE INLET
—	EDGE PAVEMENT	GP	GUARD POST
—	WATER VALVE	L	LOT LINE
—	METER, PULL BOX	PA	PLANTER AREA
—	SIGN	PL	PROPERTY LINE
—	CONCRETE	R/W	RIGHT OF WAY
—	BLACK WALL	WD	WOOD DECK
—	LIGHT STANDARD	ELEC	ELECTRICAL
—	TRAFFIC SIGNAL	WM	WATER METER
—	WOOD FENCE	WB	PULL BOX
—	CHAINLINK FENCE	RAD	RADIAL
—	WROUGHT IRON FENCE	PP	POWER POLE
—	STREET LIGHT	R	RIDGE
—	GAS VALVE	DR	DRAIN
—	FIRE HYDRANT	FG	FINISHED GRADE
—	TOP OF STEP	CO	CLEAN OUT
—	CURB FACE	BR	BIKE ROUTE
—	SQUARE FEET	FL	FLOWLINE
—	FOUND	TS	TOP OF SLOPE
—	DRAIN	DR	DRAIN
—	TOP OF DRAIN	CRB	CROSS WALK BUTTON
—	EDGE OF FINISH	FC	FINISHED CONCRETE
—	NATURAL GROUND	AC	ASPHALT PAVEMENT
—	BOTTOM OF STEP	TE	TRASH ENCLOSURE
—	SIGN POST	SC	SEWER CLEAN OUT
—	FINISHED FLOOR	TC	TOP OF CURB
—	TRAFFIC	MH	MANHOLE
—	BACK OF WALK	GB	GRADE BREAK
—	TOP OF WALL	EX	EXISTING
—	TOP OF GRADE	TOE	BOTTOM OF SLOPE
—	EXISTING GRADE	FS	FINISHED SURFACE
—	DIRECTIONAL		

CONSTRUCTION STAKING NOTE

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF ANCAL ENGINEERING COMPANY WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETE PROJECT. IF, HOWEVER, ANOTHER ENGINEERING AND/OR SURVEYING FIRM SHOULD BE EMPLOYED TO USE THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF ANCAL ENGINEERING COMPANY WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF ANCAL ENGINEERING COMPANY HAD PERFORMED THE STAKING WORK.



Underground
Service Alert
of Southern California
Call: TOLL FREE
1-800
422-4133

TWO WORKING DAYS BEFORE YOU DIG
NOTICE TO CONTRACTOR

PURSUANT TO ASSEMBLY BILL 2019 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR OBTAINS AN INQUIRY ID NUMBER FROM "UNDERGROUND SERVICE ALERT" (1-800-422-4133) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.

OWNER OR DEVELOPER

VIBAS PROPERTIES
1775 B. NEWPORT BOULEVARD
COSTA MESA, CA 92627

SOILS ENGINEER

MCTEC
5628 EAST SLOAN
LOS ANGELES, CA 90040
323-889-5300
JOB NO. 4953-10-0881
JULY 14, 2010

EMERGENCY TELEPHONE NUMBERS

AGENCY

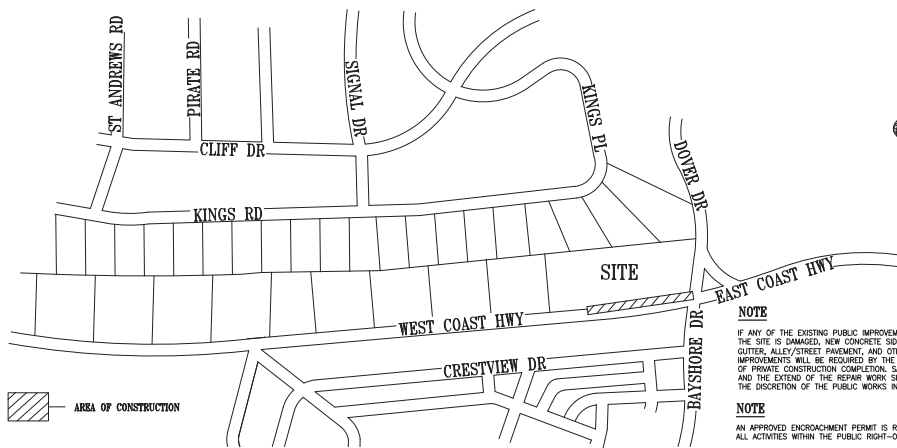
SOUTHERN CALIFORNIA GAS COMPANY
SOUTHERN CALIFORNIA EDISON COMPANY
PACIFIC TELEPHONE COMPANY
CITY OF NEWPORT BEACH (UTILITIES DEPT.)
COUNTY SANITATION DISTRICTS
ADELPHI CABLE
UNDERGROUND SERVICE ALERT

TELEPHONE

1-800-424-8153
1-800-611-1911
611
949-644-3011
714-962-2411
949-542-6222
1-800-422-4133

LOCATION MAP

NOT TO SCALE



NOTE:

THE FIRE FLOW REQUIREMENT FOR THE NEW DEVELOPMENT IS 2500 GPM ALONG WITH 3 FIRE HYDRANTS. DUE TO THE SIZE OF THE PROJECT, 2 FIRE HYDRANTS WILL BE CONSTRUCTED IN FRONT OF THE DEVELOPMENT AND THE ADDITIONAL FIRE HYDRANT IS LOCATED ACROSS WEST COAST HIGHWAY.

CAL TRANS NOTE:

NEW INSTALLATIONS OF UTILITIES AND UTILITY FACILITIES REQUIRE A MINIMUM DEPTH OF COVER OF 36", AND UTILITY SERVICE CONNECTIONS REQUIRE A MINIMUM DEPTH OF COVER 30" WITHIN STATE RIGHT OF WAY.

APPROVAL/RECOMMENDED

MUNICIPAL DESIGNED: DIRECTOR
CHECKED: DATE: BY: DESCRIPTION: REVISIONS:

DATE:

PUBLIC WORKS DEPARTMENT MARINERS POINT WATER MAIN INSTALLATION ON WEST COAST HIGHWAY WEST FROM DOVER DRIVE WEST 312 FEET

APPROVED: DIRECTOR OF PUBLIC WORKS R.C.E. NO. 36106

DATE:

APPROVED: DEPUTY PUBLIC WORKS DIRECTOR/CITY ENGINEER R.C.E. NO. 24967

DATE:

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED IN THE CITY'S STANDARD SPECIAL PROVISIONS, OR IN THIS CONTRACT'S SPECIAL PROVISIONS, BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION," 2009 EDITION AND SUPPLEMENTS TO DATE.
- EXISTING UNDERGROUND UTILITIES ARE SHOWN AS PER AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION OF NEW FACILITIES.
- STATIONING REFERS TO PIPE STATIONS UNLESS OTHERWISE INDICATED.
- THE WALLS AND FACE OF ALL EXCAVATIONS GREATER THAN FIVE (5) FEET IN DEPTH SHALL BE EFFECTIVELY GUARDED BY A SHORING SYSTEM, SLOPING OF THE EXCAVATION OR OTHER EQUIVALENT MEANS. TRENCHES OR EXCAVATIONS LESS THAN FIVE (5) FEET IN DEPTH SHALL ALSO BE GUARDED WHEN EXAMINATION INDICATES THAT HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED.
- THE CONTRACTOR(S) SHALL OBTAIN A PERMIT TO PERFORM EXCAVATION OR TRENCH WORK AS DESCRIBED IN NOTE 4 ABOVE FROM CAL-CORRA.
- ALL WATER PIPE SHALL BE BEDDED PER CITY OF NEWPORT BEACH STD-106-L, AND ALL SAND USED FOR BEDDING SHALL BE MINIMUM 30 S.E.
- ALL WATER MAIN FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON (CL 52 MIN.) UNLESS OTHERWISE SPECIFIED. ALL WATER MAIN FITTINGS SHALL HAVE AN 8 mm LOOSE POLYETHYLENE ENGAGEMENT PER SECTION 207-9.2.6 OF THE STANDARD SPECIFICATION. POLYETHYLENE SHALL BE TIGHTLY WRAPPED AND TIED TO PIPE WITH 10 mm VINYL TAPE.
- THRUST BLOCKS SHALL BE INSTALLED ON ALL WATER MAIN FITTINGS IN ACCORDANCE WITH THE CITY OF NEWPORT BEACH STD-510-L.
- WATER MAINS SHALL HAVE A MINIMUM OF 36" OF COVER FROM FINISHED SURFACE.
- THE CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT 48 HOURS IN ADVANCE OF A SHUTTING OFF OF ANY FIRE HYDRANTS AT (714) 644-3106.
- THE CONTRACTOR SHALL NOTIFY THE FIRE DEPARTMENT 48 HOURS IN ADVANCE OF ALL LINE CLOSURES.
- ALL FLANGE JOINTS SHALL BE JOINED UTILIZING TYPE 316 STAINLESS STEEL NUTS, WASHERS AND HEX-HEAD BOLTS. GASKETS SHALL BE FULL FACED, CLOTH REINFORCED BUNA-N RUBBER.
- FLEX AND TRANSDUCER COUPLINGS USED TO JOIN PIPE IN WATER MAIN CONSTRUCTION SHALL HAVE ALL THREADED PARTS AND JOINING HARDWARE FABRICATED FROM TYPE 316 STAINLESS STEEL.
- PIPE HARNESSES, ASSEMBLIES, VALVE AND FITTING RESTRAINTS AND SHOCK-CLAMP ASSEMBLIES SHALL BE JOINED UTILIZING TYPE 316 STAINLESS STEEL, ALL-THREADED ROD, NUTS, BOLTS AND WASHERS. CLAMPS, SHACKLES AND OTHER HARDWARE MAY BE CARBON STEELS OR DUCTILE IRON WHERE APPROPRIATE, BUT MUST BE COATED LIBERALLY WITH CORROSION PROTECTIVE MASTIC COMPOUND.
- BOLTED CONNECTORS FABRICATED FROM TYPE 316 STAINLESS STEEL SHALL HAVE ALL THREADED PARTS COATED LIBERALLY WITH AN APPROVED ANTI-SIZE COMPOUND.
- ALL BOLTED AND THREADED FASTENERS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA AND SHALL CONFORM TO THE MINIMUM REQUIREMENTS FOR STRENGTH, MATERIAL, CONSTRUCTION AND DIMENSION AS ESTABLISHED BY THE ASTM AND ANSI SPECIFICATIONS. ALL FASTENERS SHALL BE ACCOMPANIED BY WRITTEN CERTIFICATION FROM THE MANUFACTURER.
- THE CONTRACTOR SHALL REQUEST INSPECTION FROM THE PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF PERFORMING ANY WORK AT 644-3311 FOR PUBLIC WORKS, AND 644-3011 FOR UTILITIES. THE PUBLIC WORKS DEPARTMENT INSPECTOR SHALL ALSO BE NOTIFIED AFTER PLACEMENT OF FORMS AND PRIOR TO PLACEMENT OF ANY CONCRETE FOR CURB AND GUTTER SO THAT THE FORMS CAN BE CHECKED FOR LINE AND GRADE AND COMPATIBILITY WITH EXISTING CONSTRUCTION.
- WATER LINE DISTANCES SHOWN ON THE PLAN AND IN THE ESTIMATED QUANTITIES ARE HORIZONTAL DISTANCES.
- ALL MECHANICAL JOINTS SHALL BE INSTALLED WITH RETAINER GLANDS.
- CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL WATER CONNECTION POINTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ON NEW PVC WATER MAIN A 10 GAUGE INSULATED TRACING WIRE PER THE INSTRUCTIONS FOR UTILITIES REPRESENTATIVE, LOREN LOVE (949) 718-3410.

UTILITY NOTE

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UNDERGROUND UTILITIES OR STRUCTURES EXCEPT AS SHOWN ON THIS MAP.

THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR SUBSTRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED BY THESE PLANS.

JOB SITE CONDITIONS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

CONSTRUCTION NOTES

FIRE-WATER CONSTRUCTION NOTES

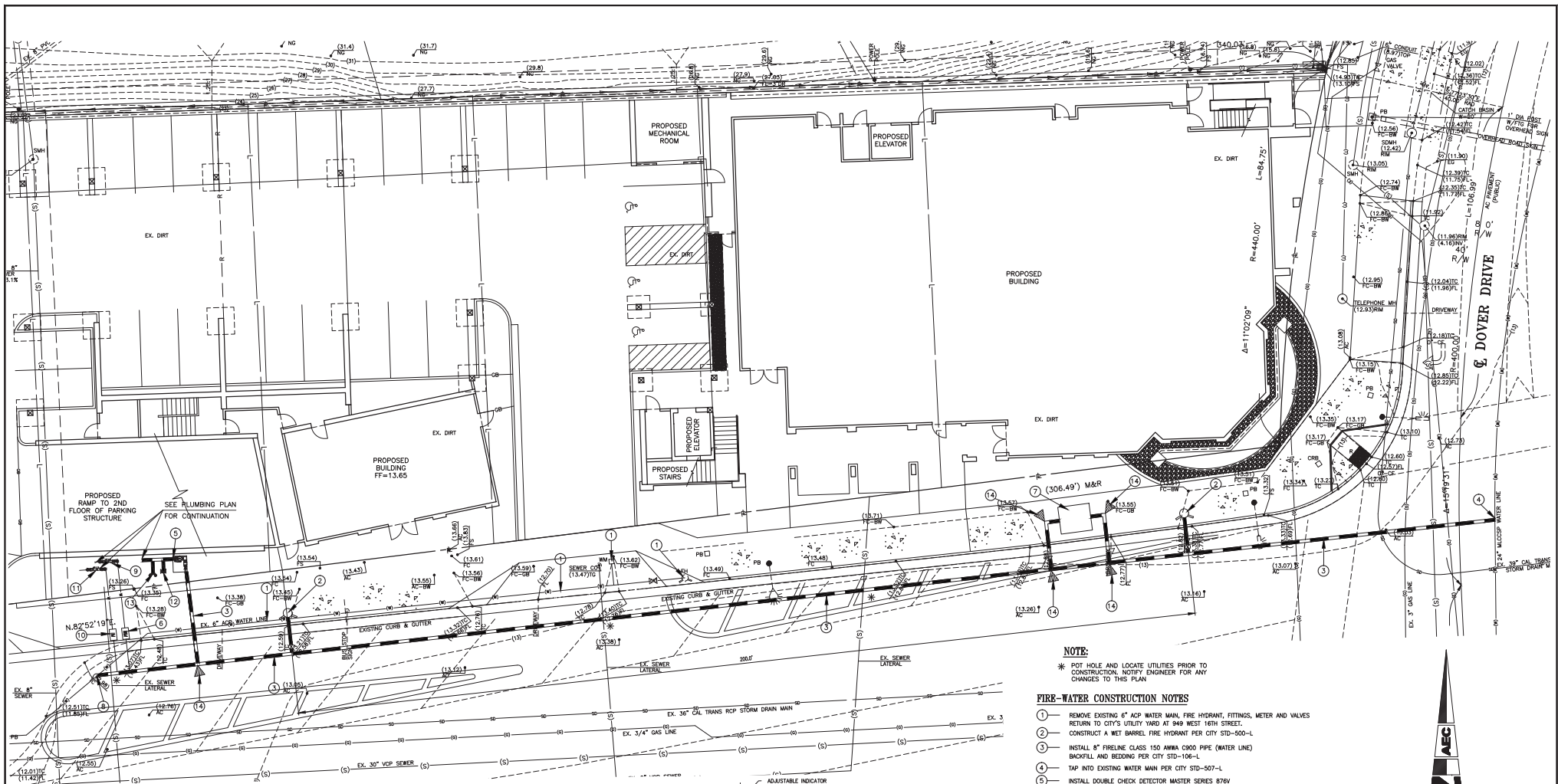
- REMOVE EXISTING 6" ACP WATER MAIN, FIRE HYDRANT, FITTINGS, METER AND VALVES RETURN TO CITY'S UTILITY YARD AT 440 WEST 16TH STREET.
- CONSTRUCT A WET BARREL FIRE HYDRANT PER CITY STD-500-L
- INSTALL 8" FIRELINE CLASS 150 ANMA C900 PIPE (WATER LINE) BACKFILL AND BEDDING PER CITY STD-106-L
- TAP INTO EXISTING WATER MAIN PER CITY STD-507-L
- INSTALL DOUBLE CHECK DETECTOR MASTER SERIES 876V
- INSTALL 2" WATER SERVICE PER CITY STD-503-L
- INSTALL PRESSURE REDUCING STATION PER CITY STD-521-L
- INSTALL 8" X 6" REDUCER TO ATTACH PROPOSED 6" TO EXISTING 6" WATER LINE ALONG WITH TRUST BLOCK REDUCER PER STD-510-LB
- INSTALL 2" PRESSURE PRINCIPLE BACKFLOW DEVICE PER CITY STD-520-L-A
- INSTALL 1" IRRIGATION METER PER CITY STD-502-L
- INSTALL 1" PRESSURE PRINCIPLE BACKFLOW DEVICE PER CITY STD-520-L-A
- INSTALL POST INDICATOR VALVE PER DETAIL HEREON
- INSTALL FIRE DEPARTMENT CONNECTION PER DETAIL HEREON
- INSTALL TRUST BLOCKS PER STD-510-L-A

XXXX

200-300 W. COAST HWY.
WATER PLAN
TITLE SHEET

CITY OF NEWPORT BEACH
PUBLIC WORKS DEPARTMENT

XXXXXX
SHEET 1 OF 2



NOTES:

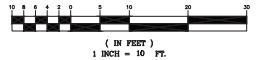
* POT HOLE AND LOCATE UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER FOR ANY CHANGES TO THIS PLAN.

FIRE-WATER CONSTRUCTION NOTES

- 1 REMOVE EXISTING 6" ACP WATER MAIN, FIRE HYDRANT, FITTINGS, METER AND VALVES RETURN TO CITY'S UTILITY YARD AT 949 WEST 16TH STREET.
- 2 CONSTRUCT A MET BARREL FIRE HYDRANT PER CITY STD-500-L
- 3 INSTALL 8" FIRELINE CLASS 150 ANWW C900 PIPE (WATER LINE) BACKFILL AND BEDDING PER CITY STD-106-L
- 4 TAP INTO EXISTING WATER MAIN PER CITY STD-507-L
- 5 INSTALL DOUBLE CHECK DETECTOR MASTER SERIES 878V
- 6 INSTALL 2" WATER SERVICE PER CITY STD-503-L
- 7 INSTALL PRESSURE REDUCING STATION PER CITY STD-521-L
- 8 INSTALL 8" x 6" REDUCER TO ATTACH PROPOSED 8" TO EXISTING 6" WATER LINE ALONG WITH TRUST BLOCK REDUCER PER STD-510-LB
- 9 INSTALL 2" PRESSURE PRINCIPLE BACKFLOW DEVICE PER CITY STD-520-L-A
- 10 INSTALL 1" PRESSURE PRINCIPLE BACKFLOW DEVICE PER CITY STD-520-L-A
- 11 INSTALL POST INDICATOR VALVE PER DETAIL HEREON
- 12 INSTALL FIRE DEPARTMENT CONNECTION PER DETAIL HEREON
- 13
- 14 INSTALL TRUST BLOCKS PER STD-510-L-A



GRAPHIC SCALE

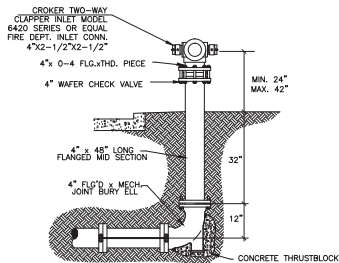


Underground
Service Alert
of Southern California
Call: TOLL FREE
1-800
422-4133

1-2 WORKING DAYS BEFORE YOU DIG

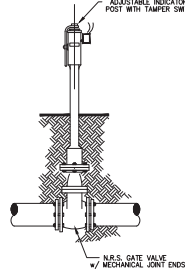
NOTICE TO CONTRACTOR

PURSUANT TO ASSEMBLY BILL 3019 NO EXCAVATION PERMIT IS VALID UNLESS THE CONTRACTOR CONTRACTS AND OBTAINS AN INQUIRY L.S. NUMBER FROM "UNDER-GROUND SERVICE ALERT" (1-800-422-4133) AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING EXCAVATION.



DETAIL AT FIRE DEPT. CONN.

6" UNLESS NOTED



POST INDICATOR VALVE DETAIL

				REVIEWED		200-300 W. COAST HWY.	
				ASSISTANT CITY ENGINEER		WATER PLAN	
				R.C.E. NO. 46214			
				DATE			
DATE	BY	DESCRIPTION	APPR.	DESIGNED D. C. O.	DRAWN C. W. S.	CITY OF NEWPORT BEACH	XXXXX
REVISIONS				CHECKED D. C. O.	DATE 10 JAN 2012	PUBLIC WORKS DEPARTMENT	SHEET 2 OF 2

